Town of Arlington, MA
Redevelopment Board

Agenda & Meeting Notice
July 25, 2022

Per Board Rules and Regulations, public comments will be accepted during the public comment periods designated on the agenda. Written comments may be provided by email to klynema@town.arlington.ma.us by July 25, 2022 at 4:00 p.m. The Board requests that correspondence that includes visual information should be provided by July 22, 2022 at 12:00 p.m.

The Arlington Redevelopment Board will meet Monday, July 25, 2022 at 7:30 PM in the **Town Hall Select Board Chambers, 730 Massachusetts Ave., Arlington, Massachusetts 02476**

1. Public Hearing

7:30 p.m. **Environmental Design Review Special Permit**
Docket #3707, 611 Massachusetts Avenue

- DPCD staff will be provided 5 minutes for an overview of their updated Public Hearing Memorandum.
- Applicant will be provided 10 minutes for an introductory presentation.
- Members of the public will be provided time to comment.
- Board members will discuss Docket and may vote.

2. Continued Public Hearing

8:00 p.m. **Continued Public Hearing**
Environmental Design Review Special Permit
Docket #3704, 18-20 Belknap St

- DPCD staff will be provided 5 minutes for an overview of their updated Public Hearing Memorandum.
- Applicant will be provided 10 minutes for an introductory presentation.
- Members of the public will be provided time to comment.
- Board members will discuss Docket and may vote.

3. Open Space and Recreation Plan Update

8:30 p.m. Representatives from the Open Space Committee will present the Open Space and Recreation Plan Update and invite feedback from the Board.

4. Meeting Minutes

9:00 p.m. Board will review and approve the 4/7/2022 meeting minutes.

5. Open Forum

9:15 p.m. Except in unusual circumstances, any matter presented for consideration of the Board shall neither be acted upon, nor a decision made the night of the presentation. There is a three minute time limit to present a concern or request.

6. Adjourn

9:30 p.m. Estimated time of adjournment

7. Correspondence

Correspondence received from:
R. Gruber 7-17-2022
C. Wagner 7-19-2022
C. Loreti 7-21-2022
D. Seltzer 7-24-2022
D. and P. Bermudes 7-25-2022
E. Benson 7-25-2022



Town of Arlington, Massachusetts

Public Hearing

Summary:

7:30 p.m. **Environmental Design Review Special Permit**
Docket #3707, 611 Massachusetts Avenue

• DPCD staff will be provided 5 minutes for an overview of their updated Public Hearing Memorandum.
• Applicant will be provided 10 minutes for an introductory presentation.
• Members of the public will be provided time to comment.
• Board members will discuss Docket and may vote.

ATTACHMENTS:

	Type	File Name	Description
🗋	Reference Material	EDR_Public_Hearing_Memo_Docket_3707_611_Mass_Ave.pdf	EDR Public Hearing Memo Docket #3707 611 Mass. Ave.
🗋	Reference Material	Dallin_Museum_EDR_Special_Permit_Application_timestamped_7-8-2022.pdf	Docket #3707 611 Mass. Ave. Special Permit Application

Town of Arlington, Massachusetts

Department of Planning & Community Development

730 Massachusetts Avenue, Arlington, Massachusetts 02476

Public Hearing Memorandum

The purpose of this memorandum is to provide the Arlington Redevelopment Board and public with technical information and a planning analysis to assist with the regulatory decision-making process.

To: Arlington Redevelopment Board

From: Kelly Lynema, Secretary Ex Officio

Subject: Environmental Design Review, 611 Massachusetts Ave, Arlington, MA
Docket #3703

Date: July 22, 2022

I. Docket Summary

This is an application by Cyrus E. Dallin Art Museum, Inc. (CDAM, Inc.), 611 Massachusetts Avenue, 02474, to open Special Permit Docket #3707 in accordance with the provisions of MGL Chapter 40A § 11, and the Town of Arlington Zoning Bylaw Section 3.4, Environmental Design Review and Section 6.2 Signs. The applicant proposes install a freestanding post sign at 611 Massachusetts Avenue, Arlington, MA in the Single-Family District (R1) and the Residential Sign District. The opening of the Special Permit is to allow the Board to review and approve the project under Section 6.2 Signs.

Materials submitted for consideration of this application:

- Application for EDR Special Permit;
- Impact Statement;
- Sign Submittal Package

The property at 611 Mass Ave, historically known as the Jefferson Cutter House, is owned by the Arlington Redevelopment Board and has three tenants – the Cyrus Dallin Art Museum, the Arlington Chamber of Commerce, and the Cutter Gallery. A post sign for the Dallin Museum and the Arlington Chamber of Commerce had previously been installed on

the site, and located close to the Mass Ave frontage and within the Whittemore Park. That sign was removed when the park was rehabilitated. In the current application materials, the applicant provided dimensions of the old sign, but staff could find no record of a permit for that sign in the Department of Planning and Community Development or the Inspectional Services Department's files.

II. Application of Special Permit Criteria (Arlington Zoning Bylaw, Section 3.3)

1. **Section 3.3.3.A.**
 The use requested is listed as a Special Permit in the use regulations for the applicable district or is so designated elsewhere in this Bylaw.

 The historic Jefferson Cutter House was moved to this location many years ago and is currently used by the Dallin Art Museum, the Arlington Chamber of Commerce, and the Cutter Gallery for many years as pre-existing conforming uses. The signage is the subject of the special permit as required by Section 6.2, Signs. The Board can find that this condition is met.

2. **Section 3.3.3.B.**
 The requested use is essential or desirable to the public convenience or welfare.

 The Dallin Art Museum, Arlington Chamber of Commerce, and Cutter Gallery are unique institutions in Arlington. The Board can find this condition is met.

3. **Section 3.3.3.C.**
 The requested use will not create undue traffic congestion or unduly impair pedestrian safety.

 Only the signage is subject to review. The Board can find this condition is met.

4. **Section 3.3.3.D.**
 The requested use will not overload any public water, drainage or sewer system or any other municipal system to such an extent that the requested use or any developed use in the immediate area or in any other area of the Town will be unduly subjected to hazards affecting health, safety, or the general welfare.

 Only the signage is subject to review. The Board can find this condition is met.

5. **Section 3.3.3.E.**
 Any special regulations for the use as may be provided in the Bylaw are fulfilled.

 There are no special regulations for this particular use. The Board can find this condition met.

6. **Section 3.3.3.F.**
 The requested use will not impair the integrity or character of the district or adjoining districts, nor be detrimental to the health or welfare.

 The uses on this site have operated here for several years and do not impair the integrity or character of the neighborhood. The Board can find that this condition is met.

7. **Section 3.3.3.G.**
 The requested use will not, by its addition to a neighborhood, cause an excess of the use that could be detrimental to the character of said neighborhood.

 The use will not be in excess or detrimental to the character of the neighborhood. The Board can find this condition is met.

III. Environmental Design Review Standards (Arlington Zoning Bylaw, Section 3.4)

1. **EDR-1 Preservation of Landscape**
 The landscape shall be preserved in its natural state, insofar as practicable, by minimizing tree and soil removal, and any grade changes shall be in keeping with the general appearance of neighboring developed areas.

 There are no changes to the landscape as there are no proposed exterior alterations other than the proposed new signage. The Board can find that this condition is met.

2. **EDR-2 Relation of the Building to the Environment**
 Proposed development shall be related harmoniously to the terrain and to the use, scale, and architecture of the existing buildings in the vicinity that have functional or visible relationship to the proposed buildings. The Arlington Redevelopment Board may require a modification in massing so as to reduce the effect of shadows on the abutting property in an R0, R1 or R2 district or on public open space.

 There are no changes to the exterior of the building other than the proposed new signage. The Board can find that this condition is met.

3. **EDR-3 Open Space**
 All open space (landscaped and usable) shall be so designed as to add to the visual amenities of the vicinity by maximizing its visibility for persons passing by the site or overlooking it from nearby properties. The location and configuration of usable open space shall be so designed as to encourage social interaction, maximize its utility and facilitate maintenance.

 There are no changes to open space as a result of the sign proposal. The Board can find that this condition is met.

4. **EDR-4 Circulation**
 With respect to vehicular and pedestrian and bicycle circulation, including entrances, ramps, walkways, drives, and parking, special attention shall be given to location and number of access points to the public streets (especially in relation to existing traffic controls and mass transit facilities), width of interior drives and access points, general interior circulation, separation of pedestrian and vehicular traffic, access to community facilities, and arrangement of vehicle parking and bicycle parking areas, including bicycle parking spaces required by Section 6.1.12 that are safe and convenient and, insofar as practicable, do not detract from the use and enjoyment of proposed buildings and structures and the neighboring properties.

 There are no changes to any circulation patterns. The Board can find that this condition is met.

5. **EDR-5 Surface Water Drainage**
 Special attention shall be given to proper site surface drainage so that removal of surface waters will not adversely affect neighboring properties or the public storm drainage system. Available Best Management Practices for the site should be employed, and include site planning to minimize impervious surface and reduce clearing and re-grading. Best Management Practices may include erosion control and stormwater treatment by means of swales, filters, plantings, roof gardens, native vegetation, and leaching catch basins. Stormwater should be treated at least minimally on the development site; that which cannot be handled on site shall be removed from all roofs, canopies, paved and pooling areas and carried away in an underground drainage system. Surface water in all paved areas shall be collected in intervals so that it will not obstruct the flow of vehicular or pedestrian traffic and will not create puddles in the paved areas. In accordance with Section 3.3.4., the Board may require from any Applicant, after consultation with the Director of Public Works, security satisfactory to the Board to ensure the maintenance of all stormwater facilities such as catch basins, leaching catch basins, detention basins, swales, etc. within the site. The Board may use funds provided by such security to conduct maintenance that the Applicant fails to do. The Board may adjust in its sole discretion the amount and type of financial security such that it is satisfied that the amount is sufficient to provide for any future maintenance needs.

 There will be no changes to the exterior of the building or surface water run-off because of this proposal. The Board can find that this condition is met.

6. **EDR-6 Utilities Service**
 Electric, telephone, cable TV, and other such lines of equipment shall be underground. The proposed method of sanitary sewage disposal and solid waste disposal from all buildings shall be indicated.

 There will be no changes to the utility service as a result of this proposal. The Board can find that this condition is met.

7. EDR-7 Advertising Features

The size, location, design, color, texture, lighting and materials of all permanent signs and outdoor advertising structures or features shall not detract from the use and enjoyment of proposed buildings and structures and the surrounding properties.

The applicant seeks to install a post sign exceeding what is allowable in the Residential Sign District, as post signs are not an allowed sign type in that district. The subject site is in the R1 Zoning District, but the surrounding properties are located in the B3, B5, and R7 Zoning Districts. The entire area operates as a cohesive central business district. A post sign had previously been located on this site, but was removed as part of the Town's project to revitalize Whittemore Park. Staff could not find any evidence that a sign permit was issued for the prior sign, which had been installed long before the sign bylaw was updated in 2019. An approval for this application will legally clarify that a post sign is allowed on this property.

The proposed sign measures approximately 8.29 square feet in sign area. The height of the proposed sign is less than four feet high. The size and design of the proposed sign is consistent with the previous sign that was located on the property closer to the Mass Ave frontage.

The majority of surrounding properties are located in the Business Sign District where the maximum size allowed for a post sign is 24 square feet. Per Section 6.2.2(C), the ARB may grant a Special Permit to allow signs in a location other than what is allowed, "provided the architecture of the building, the location of the building relative to the street, or the nature of the use being made of the building is such that an additional sign or signs of a larger size should be allowed in the public interest."

8. EDR-8 Special Features

Exposed storage areas, exposed machinery installations, service areas, truck loading areas, utility buildings and structures, and similar accessory areas and structures shall be subject to such setbacks, screen plantings or other screening methods as shall reasonably be required to prevent their being incongruous with the existing or contemplated environment and the surrounding properties.

No changes are proposed. The Board can find that this condition is met.

9. EDR-9 Safety

With respect to personal safety, all open and enclosed spaces shall be designed to facilitate building evacuation and maximize accessibility by fire, police and other emergency personnel and equipment. Insofar as practicable, all exterior spaces and interior public and semi-public spaces shall be so designed to minimize the fear and probability of personal harm or injury by increasing the potential surveillance by neighboring residents and passersby of any accident or attempted criminal act.

No changes are proposed. The Board can find that this condition is met.

10. EDR-10 Heritage

With respect to Arlington's heritage, removal or disruption of historic, traditional or significant uses, structures or architectural elements shall be minimized insofar as practical whether these exist on the site or on adjacent properties.

The building and property are listed on the *Inventory of Historically or Architecturally Significant properties in the Town of Arlington* and is under the jurisdiction of the Arlington Historical Commission. The Historical Commission will review the signage and this permit shall be conditioned on their approval.

11. EDR-11 Microclimate

With respect to the localized climatic characteristics of a given area, any development which proposes new structures, new hard surface, ground coverage or the installation of machinery which emits heat, vapor or fumes shall endeavor to minimize insofar as practicable, any adverse impacts on light, air and water resources or on noise and temperature levels of the immediate environment.

No changes are proposed. The Board can find that this condition is met.

12. EDR-12 Sustainable Building and Site Design

Projects are encouraged to incorporate best practices related to sustainable sites, water efficiency, energy and atmosphere, materials and resources, and indoor environmental quality. Applicants must submit a current Green Building Council Leadership in Energy and Environmental Design (LEED) checklist, appropriate to the type of development, annotated with narrative description that indicates how the LEED performance objectives will be incorporated into the project.

No changes are proposed. The Board can find that this condition is met.

IV. Findings

1. The ARB finds that the nature of the use being made of the building is such that allowing the proposed post sign is in the public interest consistent with Section 6.2 of the Zoning Bylaw.

2. The ARB finds that the project is consistent with Environmental Design Review per Section 3.4 of the Zoning Bylaw.

V. Conditions

General

1. Any substantial or material deviation during construction from the approved plans and specifications is subject to the written approval of the Arlington Redevelopment Board.

2. The Board maintains continuing jurisdiction over this permit and may, after a duly advertised public hearing, attach other conditions or modify these conditions as it deems appropriate in order to protect the public interest and welfare.

3. This project must be further reviewed and approved by the Arlington Historical Commission.

TOWN CLERK'S OFFICE
2022 JUL -8 AM 10:29

PLANNING & COMMUNITY DEVELOPMENT
2022 JUL -8 A 10:54

TOWN OF ARLINGTON
REDEVELOPMENT BOARD

Application for Special Permit In Accordance with Environmental Design Review Procedures (Section 3.4 of the Zoning Bylaw)

RECEIVED

Docket No. 3707

1. Property Address Jefferson Cutter House, 611 Massachusetts Ave., Arlington, MA 02474
 Name of Record Owner(s) Arlington Redevelopment Board Phone 781-316-3000
 Address of Owner 730 Massachusetts Ave., Arlington, MA 02476
 Street City, State, Zip

2. Name of Applicant(s) (if different than above) Cyrus E. Dallin Art Museum, Inc.
 Address 611 Massachusetts Ave., Arlington, MA 02474 Phone (781) 641-0747
 Status Relative to Property (occupant, purchaser, etc.) _____

3. Location of Property Parcel ID: 050.0-0008-0001.B
 Assessor's Block Plan, Block, Lot No.

4. Deed recorded in the Registry of deeds, Book _____, Page _____;
 -or- registered in Land Registration Office, Cert. No. _____, in Book _____, Page _____.

TOWN CLERK'S OFFICE
ARLINGTON, MA 02174
2022 JUL -8 AM 10:29
RECEIVED

5. Present Use of Property (include # of dwelling units, if any) Location of the Cyrus Dallin Art Museum, Arlington Chamber of Commerce, and Cutter Gallery

6. Proposed Use of Property (include # of dwelling units, if any) CDAM, Inc. is requesting a special permit from the ARB for the fabrication and installation of a freestanding post sign in front of the Jefferson Cutter House identifying the property as the location of the Dallin Museum and Chamber of Commerce. The dimensions of the proposed sign exceed what is allowed in section 6.2.2(C) of the Zoning Bylaw.

7. Permit applied for in accordance with the following Zoning Bylaw section(s)

section(s)	title(s)
6.2.2(C)	Signs/Sign Special Permits

8. Please attach a statement that describes your project and provide any additional information that may aid the ARB in understanding the permits you request. Include any reasons that you feel you should be granted the requested permission.

(In the statement below, strike out the words that do not apply)

The applicant states that the Cyrus E. Dallin Art Museum, Inc. is the ~~owner~~ -or- occupant -or- ~~purchaser~~ under agreement of the property in Arlington located at 611 Massachusetts Ave., Arlington, MA 02474 which is the subject of this application; and that ~~unfavorable action~~ -or- no unfavorable action has been taken by the Zoning Board of Appeals on a similar application regarding this property within the last two years. The applicant expressly agrees to comply with any and all conditions and qualifications imposed upon this permission, either by the Zoning Bylaw or by the Redevelopment Board, should the permit be granted.

Heather Leavell | Heather Leavell | Director/Curator

Signature of Applicant(s)

Cyrus Dallin Art Museum, 611 Mass. Ave., Arlington, MA 02474 (781) 641-0747

Address Phone

Town of Arlington Redevelopment Board
Application for Special Permit in accordance with
Environmental Design Review (Section 3.4)

Required Submittals Checklist

Two full sets of materials and one electronic copy are required. A model may be requested. Review the ARB's Rules and Regulations, which can be found at arlingtonma.gov/arb, for the full list of required submittals.

____ Dimensional and Parking Information Form (see attached)

____ Site plan of proposal

____ Model, if required

X Drawing of existing conditions

X Drawing of proposed structure

____ Proposed landscaping. May be incorporated into site plan

X Photographs

X Impact statement

X Application and plans for sign permits

____ Stormwater management plan (for stormwater management during construction for projects with new construction

FOR OFFICE USE ONLY

_____ Special Permit Granted Date: _____

_____ Received evidence of filing with Registry of Deeds Date: _____

_____ Notified Building Inspector of Special Permit filing Date: _____

TOWN OF ARLINGTON
REDEVELOPMENT BOARD
Petition for Special Permit under Environmental Design Review (see Section 3.4 of the Arlington Zoning Bylaw for Applicability)

For projects subject to Environmental Design Review, (see Section 3.4), please submit a statement that completely describes your proposal, and addresses each of the following standards.

1. Preservation of Landscape. The landscape shall be preserved in its natural state, insofar as practicable, by minimizing tree and soil removal, and any grade changes shall be in keeping with the general appearance of neighboring developed areas.
 See impact statement
2. Relation of Buildings to Environment. Proposed development shall be related harmoniously to the terrain and to the use, scale, and architecture of existing buildings in the vicinity that have functional or visual relationship to the proposed buildings. The Arlington Redevelopment Board may require a modification in massing to reduce the effect of shadows on abutting property in an R0, R1 or R2 district or on public open space.
 See impact statement
3. Open Space. All open space (landscaped and usable) shall be so designed as to add to the visual amenities of the vicinity by maximizing its visibility for persons passing the site or overlooking it from nearby properties. The location and configuration of usable open space shall be so designed as to encourage social interaction, maximize its utility, and facilitate maintenance.
 See impact statement
4. Circulation. With respect to vehicular, pedestrian and bicycle circulation, including entrances, ramps, walkways, drives, and parking, special attention shall be given to location and number of access points to the public streets (especially in relation to existing traffic controls and mass transit facilities), width of interior drives and access points, general interior circulation, separation of pedestrian and vehicular traffic, access to community facilities, and arrangement of vehicle parking and bicycle parking areas, including bicycle parking spaces required by Section 8.13 that are safe and convenient and, insofar as practicable, do not detract from the use and enjoyment of proposed buildings and structures and the neighboring properties.
 See impact statement
5. Surface Water Drainage. Special attention shall be given to proper site surface drainage so that removal of surface waters will not adversely affect neighboring properties or the public storm drainage system. Available Best Management Practices for the site should be employed, and include site planning to minimize impervious surface and reduce clearing and re-grading. Best Management Practices may include erosion control and storm water treatment by means of swales, filters, plantings, roof gardens, native vegetation, and leaching catch basins. Storm water should be treated at least minimally on the development site; that which cannot be handled on site shall be removed from all roofs, canopies, paved and pooling areas and carried away in an underground drainage system. Surface water in all paved areas shall be collected at intervals so that it will not obstruct the flow of vehicular or pedestrian traffic, and will not create puddles in the paved areas.

 In accordance with Section 3.3.4, the Board may require from any applicant, after consultation with the Director of Public Works, security satisfactory to the Board to insure the maintenance of all storm water facilities such as catch basins, leaching catch basins, detention basins, swales, etc. within the site. The Board may use funds provided by such security to conduct maintenance that the applicant fails to do. The Board may adjust in its sole discretion the amount and type of financial security such that it is satisfied that the amount is sufficient to provide for the future maintenance needs.
 N/A
6. Utility Service. Electric, telephone, cable TV and other such lines and equipment shall be underground. The proposed method of sanitary sewage disposal and solid waste disposal from all buildings shall be indicated.
 N/A
7. Advertising Features. The size, location, design, color, texture, lighting and materials of all permanent signs and outdoor advertising structures or features shall not detract from the use and enjoyment of proposed buildings and structures and the surrounding properties. Advertising features are subject to the provisions of Section 6.2 of the Zoning Bylaw.
 See impact statement

8. Special Features. Exposed storage areas, exposed machinery installations, service areas, truck loading areas, utility buildings and structures, and similar accessory areas and structures shall be subject to such setbacks, screen plantings or other screening methods as shall reasonably be required to prevent their being incongruous with the existing or contemplated environment and the surrounding properties.

 N/A

9. Safety. With respect to personal safety, all open and enclosed spaces shall be designed to facilitate building evacuation and maximize accessibility by fire, police, and other emergency personnel and equipment. Insofar as practicable, all exterior spaces and interior public and semi-public spaces shall be so designed as to minimize the fear and probability of personal harm or injury by increasing the potential surveillance by neighboring residents and passersby of any accident or attempted criminal act.

 N/A

10. Heritage. With respect to Arlington's heritage, removal or disruption of historic, traditional or significant uses, structures, or architectural elements shall be minimized insofar as practicable, whether these exist on the site or on adjacent properties.

 N/A

11. Microclimate. With respect to the localized climatic characteristics of a given area, any development which proposes new structures, new hard-surface ground coverage, or the installation of machinery which emits heat, vapor, or fumes, shall endeavor to minimize, insofar as practicable, any adverse impact on light, air, and water resources, or on noise and temperature levels of the immediate environment.

 N/A

12. Sustainable Building and Site Design. Projects are encouraged to incorporate best practices related to sustainable sites, water efficiency, energy and atmosphere, materials and resources, and indoor environmental quality. Applicants must submit a current Green Building Council Leadership in Energy and Environmental Design (LEED) checklist, appropriate to the type of development, annotated with narrative description that indicates how the LEED performance objectives will be incorporated into the project. [LEED checklists can be found at http://www.usgbc.org/DisplayPage.aspx?CMSPageID=220b]

 N/A

In addition, projects subject to Environmental Design Review must address and meet the following Special Permit Criteria (see Section 3.3.3 of the Zoning Bylaw):

1. The use requested is listed as a special permit in the use regulations for the applicable district or is so designated elsewhere in this Bylaw.

2. The requested use is essential or desirable to the public convenience or welfare.

3. The requested use will not create undue traffic congestion or unduly impair pedestrian safety.

4. The requested use will not overload any public water, drainage or sewer system or any other municipal system to such an extent that the requested use or any developed use in the immediate area or in any other area of the Town will be unduly subjected to hazards affecting health, safety or the general welfare.

5. Any special regulations for the use as may be provided in this Bylaw are fulfilled.

6. The requested use will not impair the integrity or character of the district or adjoining districts, nor be detrimental to the health, morals, or welfare.

7. The requested use will not, by its addition to a neighborhood, cause an excess of the particular use that could be detrimental to the character of said neighborhood.

TOWN OF ARLINGTON
Dimensional and Parking Information
for Application to
The Arlington Redevelopment Board

Docket No. 3707

Property Location 611 Massachusetts Ave., Arlington, MA 02474

Zoning District R1

Owner: Arlington Redevelopment Board

Address: 730 Massachusetts Ave., Arlington, MA 02476

Present Use/Occupancy: No. of Dwelling Units:
Business - Cyrus Dallin Art Museum, Arlington Chamber of Commerce, Cutter Gallery

Uses and their gross square feet:

Proposed Use/Occupancy: No. of Dwelling Units:

Uses and their gross square feet:

	Present Conditions	Proposed Conditions	Min. or Max. Required by Zoning for Proposed Use
Lot Size	13300 sq ft		min.
Frontage			min.
Floor Area Ratio			max.
Lot Coverage (%), where applicable			max.
Lot Area per Dwelling Unit (square feet)			min.
Front Yard Depth (feet)			min.
Side Yard Width (feet) right side			min.
left side			min.
Rear Yard Depth (feet)			min.
Height			min.
Stories			stories
Feet			feet
Open Space (% of G.F.A.)			min.
Landscaped (square feet)			(s.f.)
Usable (square feet)			(s.f.)
Parking Spaces (No.)			min.
Parking Area Setbacks (feet), where applicable			min.
Loading Spaces (No.)			min.
Type of Construction	wood frame, clapboard		
Distance to Nearest Building			min.

P.O. Box 266 | Arlington, MA 02476 | 781.641.0747

CYRUS DALLIN ART MUSEUM

Arlington Redevelopment Board
Cyrus Dallin Art Museum EDR Special Permit Request
Impact Statement
July 7, 2022

Purpose:
The Cyrus Dallin Art Museum is proposing to fabricate and place a free-standing post sign in front of the Jefferson Cutter House identifying the property as the location of the Museum and the Arlington Chamber of Commerce. The building's pre-existing sign, which had been in Whittemore Park, was removed for the Park Rehabilitation Project. The condition of the sign was found to be too deteriorated to reinstall.

Dimensions and Materials:
The sign will measure 50" w x 44" h overall and will consist of two 3mm dibond panels (a weatherproof aluminum) and two 4"x4" wood posts with beveled caps. The Museum's name panel will measure 50" w x 21" h. The Chamber's will be 48" w x 3" and will be hung from the lower edge of the Museum's panel with matching hardware. The posts and caps will be custom painted a gold tone to match the Museum's logo and font. The posts will be set in concrete. As an alternative to wood, we ask that the Arlington Redevelopment Board and Arlington Historical Commission consider allowing the use of a wood-style Azek or other PVC material, which will significantly increase the durability of the sign.

Please note that the proposed dimensions are comparable to those of the Museum's previous sign which measured 47" w x 53" h.

Location:
The proposed location of the sign was determined in consultation with the Department of Planning and Community Development as part of the Whittemore Park Revitalization Project. The sign will be placed to the left of the front door, close to the house (between the walkway and the building) and centered beneath the two windows.

Design/Advertising Features
The sign was designed by Dallin Museum Trustee, Chris Costello. Chris works as a graphic designer for The Trustees and has created many interpretive and wayfinding signs for that organization. The traditional shape and color palette reflect the building's architecture, the Museum's brand, and Whittemore Park design guidelines. The sign is scaled to integrate with and complement the building and its surroundings, while also being large enough for Museum visitors to read across the park.

Cyrus Dallin Art Museum EDR Special Permit Request
Impact Statement Continued

Need

For two years, the Jefferson Cutter House has been without a sign identifying the property as the location of the Cyrus Dallin Art Museum and Arlington Chamber of Commerce. (The Cutter Gallery has its own sign in the rear of the building.) This fact, in combination with disruptions caused by the Whittemore Park Revitalization Project and the Covid-19 pandemic, has had a devastating impact on the Museum's visitation numbers. In addition, there is a general lack of recognition among Arlington residents of the Museum's existence and its many contributions to the community. The proposed sign project will play a crucial role in promoting the Dallin Museum's presence as a thriving, accessible cultural resource in Arlington Center for the use and enjoyment of the community.

See attached drawing and photo. For further information, please contact Heather Leavell at hleavell@dallin.org.



Color mix for gold posts and graphics: 40% cyan, 60% magenta, 85% yellow, and 0% black



P.O. Box 266 | Arlington, MA 02476 | dallin.org | 781.641.0747

CYRUS DALLIN ART MUSEUM

July 7, 2022

Arlington Redevelopment Board
c/o Department of Planning and Community Development
Arlington Town Hall
730 Mass. Ave.
Arlington, MA 02476

Dear Redevelopment Board:

Enclosed please find the Cyrus Dallin Art Museum's application for a special permit for the design and installation of a new sign in front of the Jefferson Cutter House. The sign will identify the property as the location of the Dallin Museum and the Arlington Chamber of Commerce.

The previous sign was removed during Phase I of the Whittemore Park Revitalization Project. It was determined that the sign was too deteriorated to reuse and that its dimensions exceeded those allowable under the Town's zoning bylaws.

I hope you will agree that the proposed design and dimensions will effectively and appropriately promote the Museum's and Chamber's presence in Arlington Center. Chamber Executive Director Beth Locke has signed off on the design and is aware that the Museum is applying for this special permit.

If you require additional information, please do not hesitate to contact me at hleavell@dallin.org or 781-641-0747.

Sincerely,

Heather Leavell

Heather Leavell
Director/Curator

Town of Arlington, Massachusetts

Continued Public Hearing

Summary:

8:00 p.m. **Continued Public Hearing**
Environmental Design Review Special Permit
Docket #3704, 18-20 Belknap St

• DPCD staff will be provided 5 minutes for an overview of their updated Public Hearing Memorandum.
• Applicant will be provided 10 minutes for an introductory presentation.
• Members of the public will be provided time to comment.
• Board members will discuss Docket and may vote.

ATTACHMENTS:

	Type	File Name	Description
🗋	Reference Material	Updated_Memo_for_Docket_3704_18-20_Belknap_St.pdf	Updated Memo for Docket #3704 18-20 Belknap Street 07212022eet
🗋	Reference Material	18-20_Belknap_Street_-_ARB_Dimensional_Forms_-_072022.pdf	18-20 Belknap Street - ARB Dimensional Forms 07202022
🗋	Reference Material	22-07-20_Email_Chris_Manley.pdf	07202022 Email from Chris Manley
🗋	Reference Material	18-20_Belknap_Street-Arlington-MA-REV.8_-_W_3RD_FLR_-_072022.pdf	18-20 Belknap Street - Arlington MA REV.8 W 3RD FLR 07202022
🗋	Reference Material	18-20_BELKNAP_ARLINGTON_7-18-22_4.pdf	18-20 Belknap design - 07182022
🗋	Reference Material	EDR_Public_Hearing_Memo_Docket_3704_18-20_Belknap.pdf	EDR Public Hearing Memo Docket #3704 18-20 Belknap Street 07072022
🗋	Reference Material	18-20_Belknap_Street_-_Combined_Application_Materials_updated_07072022.pdf	18-20 Belknap Street Combined Application Materials updated 07072022
🗋	Reference Material	Doug_Heim_-_Opinion_-_Scope_and_Limits_of_ARB_Authority_-_081320.pdf	Doug Heim - Opinion Scope and Limits of ARB Authority 08132020

Town of Arlington, Massachusetts

Department of Planning & Community Development

730 Massachusetts Avenue, Arlington, Massachusetts 02476

Public Hearing Memorandum

The purpose of this memorandum is to provide the Arlington Redevelopment Board and public with technical information and a planning analysis to assist with the regulatory decision-making process.

To: Arlington Redevelopment Board

From: Kelly Lynema, Secretary Ex Officio

Subject: Environmental Design Review, 18-20 Belknap Street, Arlington, MA, Docket #3704

Date: July 21, 2022

This memo is provided as an update to the last memo provided on July 7, 2022. The following items were provided by the Applicant since the last hearing:

- Updated Dimensional and Parking Information and Open Space/Gross Floor Areas Worksheet, no date.
- Updated site plan, dated July 18, 2022.
- Architectural plans, including original floor plans and elevations, and proposed floor plans and elevations, no date.
- Email to Kelly Lynema from Chris Manley describing applicant's response to ARB requests, dated July 21, 2022.

These items address the follow-up items requested by the ARB as follows:

- *A site plan demonstrating that the prior existing conditions (pre-construction) had 0% usable open space – include dimensions.*
 The updated site plan demonstrates that the front yard dimensions were 19.5 feet deep by 41.3 feet wide, which does not meet the requirements for usable open space. Prior to construction the rear yard was completely paved with impervious paving materials.

- *Building footprint dimensions for existing and new on sheet A-03*
 Existing floor plans and dimensions have been provided on Sheet A-04, and proposed floor plans and dimensions have been provided on Sheets A-07, A-08, and A-09.

- *Floor area dimensions broken down by level (basement through half story) illustrating how they were calculated*
 Existing floor area dimensions and FAR have been provided on Sheet A-04, and proposed floor area dimensions and FAR calculations have been provided on Sheet A-07.

- *Building height dimensions on sheet A-06; dimensions should be consistent with those provided on the Open Space/Gross Floor Area Information worksheet.*
 Existing building heights have been provided on Sheets A-05 and A-06. The proposed building height has not been identified on Sheets A-10 and A-11.

- *Third story plans and elevations showing the upper story dimensions: include dimensions in square feet of which areas have a floor to ceiling height of greater than and less than 7' 0", include roof slope on elevation (note the required roof slope of a minimum of 2:12) and an illustration and calculation of compliance with the 1/2 story requirements*
 The upper story dimensions are provided on Sheet A-05, demonstrating that the half story is less than 50% of the second floor area. The roof slope dimensions provided on Sheet A-11 indicated that the proposed dormers meet the minimum 2:12 roof slope requirement described in the definition of a half story.

- *Updated calculations for Floor Area Ratio using Section 5.3.22 of the Zoning Bylaw. Show equations for both existing and proposed.*
 Existing floor area dimensions and FAR have been provided on Sheet A-04, and proposed floor area dimensions and FAR calculations have been provided on Sheet A-07.

- *Identify where short term and long term bicycle parking will be located; long term bicycle parking must be inside the structure. 1.5 long-term bicycle parking spaces are required per dwelling unit (6 total), and 0.10 short-term spaces are required per dwelling area (1 total).*
 The Applicant has proposed to locate short-term bicycle parking in the front yard setback; however, the details of the bicycle rack fixture have not been provided. A total eight long-term bicycle parking locations are proposed in the basement level of the building (two spaces per unit).

- *A site plan showing the location of screening per Section 6.1.11(D).*
 The Applicant has proposed to install a privacy fence around the rear perimeter of the site as shown on the updated site plan. Per Section 6.1.11(D), if a five to six foot high fence is installed, a five foot setback with appropriate plantings would be required

adjacent to the side and rear yard parking areas. The setback area has not been identified in the updated site plan.

- *On site plan or other diagram, identify location of curbing or perimeter landscaping on usable open space.*
 The Applicant has proposed to install a crushed stone buffer along the perimeter of the usable open space in the rear yard, and also proposes to plant shrubs along the perimeter of the open space. Dimensions of the buffer area and landscaping details (shrub species, etc.) have not been provided.

- *Consider modifying wood fencing in the front of the house to make the appearance less imposing from the street.*
 The Applicant has indicated they are considering a lower fence than what was originally proposed. Details of the modified fencing such as fencing height or materials have not been provided.

- *Provide clarification of the setback with regard to the window wells per Section 5.3.9(B).*
 The updated site plan indicates that the front window wells are set back 21.3 feet from the property line.

TOWN OF ARLINGTON
Dimensional and Parking Information
for Application to
The Arlington Redevelopment Board

Docket No. _____

Property Location 18-20 BECKNAP STREET Zoning District R2

Owner: SPY POND DEVELOPMENT, LLC Address: 2464 MASSACHUSETTS AVENUE, STE. 460 CAMBRIDGE, MA 02140

Present Use/Occupancy: No. of Dwelling Units: Uses and their gross square feet:

6 NON-CONFORMING ILLEGAL RENTAL APARTMENTS 7,205.90 SF

Proposed Use/Occupancy: No. of Dwelling Units: Uses and their gross square feet:

4 OWNER-OCCUPIED RESIDENCES 7,798 SF

	Present Conditions	Proposed Conditions	Min. or Max. Required by Zoning for Proposed Use
Lot Size	7,824SF	7,824SF	min. 6,000SF
Frontage	50FT	50FT	min. 60FT
Floor Area Ratio	.92	.99	max. .35
Lot Coverage (%), where applicable	26%	29%	max. 35%
Lot Area per Dwelling Unit (square feet)	1,304SF	1,956SF	min.
Front Yard Depth (feet)	19.5FT	25.3FT	min. 20FT
Side Yard Width (feet) right side	3.1FT	3.1FT	min. 10FT
left side	9.4FT	9.4FT	min. 10FT
Rear Yard Depth (feet)	70.8FT	65.8FT	min. 20FT
Height			min.
Stories	2.5	2.5	stories 2.5
Feet	31.9FT	33.8FT	feet 35FT
Open Space (% of G.F.A.)			min.
Landscaped (square feet)	727.35SF	2,090.07SF	10% (s.f.)
Usable (square feet)	0	2,376 SF	30% (s.f.)
Parking Spaces (No.)	6	8	min.
Parking Area Setbacks (feet), where applicable			min.
Loading Spaces (No.)			min.
Type of Construction	FIRE PROTECTED WOOD FRAME		
Distance to Nearest Building			min.

TOWN OF ARLINGTON
Open Space / Gross Floor Area Information

Refer to Section 2: *Definitions*, and Section 5: *District Regulations* in the Zoning Bylaw of the Town of Arlington before completing this form.

Address: 18-20 BELKNAP **Zoning District:** R2

OPEN SPACE*	**EXISTING**	**PROPOSED**
Total lot area	7,824 SF	7,824 SF
Open Space, Usable	0	2,376 SF
Open Space, Landscaped	727.35 SF	2,090.07 SF

* Refer to the Definitions in Section 2 of the Zoning Bylaw.

GROSS FLOOR AREA (GFA) †		
Accessory Building	448.68 SF	0
Basement or Cellar (meeting the definition of Story, excluding mechanical use areas)	1,963.74 SF	2,229 SF
1st Floor	2,037.99 SF	2,229 SF
2nd Floor	1,956.83 SF	2,229 SF
3rd Floor	—	—
4th Floor	—	—
5th Floor	—	—
Attic (greater than 7'-0" in height, excluding elevator machinery, or mechanical equipment)	1,247.34 SF	1112 SF
Parking garages (except as used for accessory parking or off-street loading purposes)	—	—
All weather habitable porches and balconies	—	—
Total Gross Floor Area (GFA)	7,654.58 SF	7,798 SF

† Refer to Definition of Gross Floor Area in Section 2 and Section 5 of the Zoning Bylaw.

REQUIRED MINIMUM OPEN SPACE AREA		
Landscaped Open Space (Sq. Ft.)	727.35 SF	2,090.07 SF
Landscaped Open Space (% of GFA)	9.5%	26.8%
Usable Open Space (Sq. Ft.)	0	2376.51 SF
Usable Open Space (% of GFA)	0	30.5%

This worksheet applies to plans dated _____ designed by _____

Reviewed with Building Inspector: _____ Date: _____

From: "Chris Manley Home Helpers" <chris@homehelperstoday.com>
To: "'Kelly Lynema'" <KLynema@town.arlington.ma.us>
Date: 07/21/2022 12:00 AM
Subject: RE: 18-20 Belknap St, 7/25 Continuance

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

CAUTION: This email originated from outside of the Town of Arlington's email system. Do not click links or open attachments unless you recognize the REAL sender (whose email address in the From: line in "< >" brackets) and you know the content is safe.

Hi Kelly –

Responses to the ARB requests are in-line with your bullet points outlined in **[bold blue brackets].** Dime worksheets to follow in a separate email.

We reserve the right to make any changes or amendments to the attached materials and otherwise rega submission. Including but not limited to the 3rd floor plans and/or elevations, provided that they comply half story requirements to be enforced by ISD. (Although architectural calculations and dimensions are a elevations may not be entirely accurate to exactly match the floor plans due to the last-minute nature of our architects who have a heavy workload and did their best to enable us to comply.)

Mike Ciampa has assured us that he fully supports whatever the ARB decides and that he will enforce th parameters.

Please let me know if you have any questions.

Thanks,
Chris

Chris Manley
Home Helpers Real Estate Services
Spy Pond Development
617-835-0555 (mobile call or text)
chris@homehelperstoday.com

From: Kelly Lynema <KLynema@town.arlington.ma.us>
Sent: Tuesday, July 12, 2022 9:00 AM
To: chris@homehelperstoday.com; alissas2000@comcast.net; Don@jbllclaw.com
Subject: 18-20 Belknap St, 7/25 Continuance

All,

Below is a list of details and requests from the ARB as discussed during last night's hearing. Your hearing continued to Monday, 7/25 at 8:00pm. I will need your response to the items below by Wednesday, July unable to meet that date, you will need to request a continuance of the hearing to either September 12 o

Feel free to reach out if you have questions about this process or any of the items below.

Thank you,

Kelly

ARB requests for 7/25 continued hearing
You have been asked by the Board to provide the following.

- A site plan demonstrating that the prior existing conditions (pre-construction) had 0% usable oper dimensions. **[Site plan attached illustrating existing front porch and proposed front porc**

- Building footprint dimensions for existing and new on sheet A-03 **[Existing and Proposed floor illustrating and calculating building footprint dimensions.]**
- Floor area dimensions broken down by level (basement through half story) illustrating how they w **[Proposed floor plans attached illustrating and calculating floor area dimensions.]**
- Building height dimensions on sheet A-06; dimensions should be consistent with those provided o Space/Gross Floor Area Information worksheet. **[Existing and Proposed floor plans with corr dimensional worksheets attached.]**
- Third story plans and elevations showing the upper story dimensions: include dimensions in squar areas have a floor to ceiling height of greater than and less than 7' 0", include roof slope on elevat required roof slope of a minimum of 2:12) and an illustration and calculation of compliance with th requirements **[Proposed floor plans attached including highlights and calculations for ar lesser than 7'0", and for roof slope minimum of 2:12.]**
- Updated calculations for Floor Area Ratio using Section 5.3.22 of the Zoning Bylaw. Show equatior existing and proposed. **[Dimensional worksheets attached calculating Floor Area Ratio of Floor Area relative to Total Lot Area.]**
- Identify where short term and long term bicycle parking will be located; long term bicycle parking the structure. 1.5 long-term bicycle parking spaces are required per dwelling unit (6 total), and 0. spaces are required per dwelling area (1 total). **[Proposed floor plans attached illustrating (term bicycle parking spaces (2 per unit) illustrated in red, and (1) short-term bicycle p the right front of lot.]**
- A site plan showing the location of screening per Section 6.1.11(D). **[Site plan attached illustra fence surrounding parking and other areas.]**
- On site plan or other diagram, identify location of curbing or perimeter landscaping on usable ope **plan attached illustrating usable open space outlined with shrubs to ensure longevity for residents, and a strip of crushed stone to facilitate landscape durability and mainte residents opening their car doors to get in and out, loading groceries and kids, etc.]**
- Consider modifying wood fencing in the front of the house to make the appearance less imposing **[We are considering a lower fence that we have used in the past and that may either h slats and/or a darker color to blend into the landscaping more, with the goal of provid and pets with safety and security while maintaining a positive sentiment.]**
- Provide clarification of the setback with regard to the window wells per Section 5.3.9(B). **[Site pla illustrating and calculating window wells setback.]**

Kelly Lynema, AICP
she/her/hers
Acting Director
Department of Planning and Community Development
Town of Arlington
direct: 781-316-3096
klynema@town.arlington.ma.us

Arlington values equity, diversity, and inclusion. We are committed to building a community where every respected, and protected.

Attachments:

File: 18-20 BELKNAP ARLINGTON 7-18-22 4.pdf	Size: 375k	Content Type: application/pdf
File: 18-20_Belknap Street-Arlington-MA-REV.8 - W 3RD FLR - 072022.pdf	Size: 4085k	Content Type: application/pdf

18-20 BELKNAP STREET - ARLINGTON, MA

GENERAL NOTES & SPECIFICATIONS

1.0 CONDITIONS OF CONTRACT

1.1 THE GENERAL CONTRACTOR IS RESPONSIBLE FOR PROVIDING SUBCONTRACTORS WITH ALL INFORMATION REGARDS TO FULL SCOPE OF THE PROJECT AND THEIR RESPECTIVE TRADES BIDDING AND CONSTRUCTION.

2.0 GENERAL

2.1 SCOPE OF WORK INCLUDES ALL WORK REQUIRED TO PROVIDE THE OWNERS THE WORK DEFINED IN THE CONSTRUCTION DOCUMENTS AND ALL BASE BUILDING CONSTRUCTION WITHIN THE IDENTIFIED SCOPE IN FULL INTENDED OPERATION.

2.2 GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR ALL INJURY AND DAMAGE OF ANY KIND RESULTING FROM THIS WORK, TO PERSONS OR PROPERTY.

2.3 RENTAL CHARGES, SAFETY, PROTECTION AND MAINTENANCE OF RENTED EQUIPMENT SHALL BE CONTRACTOR'S RESPONSIBILITY.

2.4 PROJECT SHALL NOT BE COMPLETED UNTIL ALL NECESSARY AFFIDAVITS, CERTIFICATION AGENCY APPROVALS AND INSURANCE CONDITIONS OF THIS CONTRACT HAVE BEEN FULFILLED TO THE SATISFACTION OF THE OWNER. APPLICABLE REQUIREMENTS OF THE GENERAL CONDITIONS INCLUDE, BUT ARE NOT NECESSARILY LIMITED TO THE FOLLOWING:
A. FINAL CLEANUP
B. COMPLETION OF ALL PUNCH LIST ITEMS.
C. SUBMISSION OF WAIVERS OF LIEN COVERING THIS CONTRACTOR AND HIS SUBCONTRACTORS AND SUPPLIERS.
D. COMPLETE SET OF TAGS, CHARTS, DIAGRAMS, INSTRUCTION BOOKLETS, ETC. AS REQUIRED FOR MECHANICAL AND ELECTRICAL INSTALLATIONS.
E. SUBMISSION OF ALL BUILDING DEPARTMENT APPROVALS AND CERTIFICATIONS.
F. WARRANTIES IN THE NAME OF THE OWNER, PRODUCT INFORMATION AND COPIES OF SUBMITTALS.

2.5 THIS JOB IS DESIGN/BUILD FOR THE FOLLOWING SYSTEMS: ELECTRICAL, MECHANICAL, PLUMBING, CONTRACTORS ARE REQUIRED TO FINALIZE THE DESIGN OF THEIR RESPECTIVE SYSTEMS FOR FULL AND PROPER OPERATIONS ACCORDING TO THE APPLICABLE LAWS AND SPECIFICATIONS IN THE PROJECT MANUAL, IN ORDER TO SATISFY INTENDED FUNCTION AND DESIGN OF MECHANICAL AND ELECTRICAL DRAWINGS PROVIDED HERE.

2.6 CONTRACTOR TO PROVIDE EMERGENCY ACCESS TO THE BUILDING TWO MEANS OF EGRESS AT ALL TIMES, AREA TO BE CLEARED OF DEBRIS, PARTITIONED OFF AND LIT FOR CONTINUAL ACCESSIBILITY OF TOW EXITS. TWO EXISTS NEED TO BE PROVIDED DURING THE CONSTRUCTION AND DEMOLITION.

2.7 WRITTEN DIMENSIONS HAVE PRECEDENCE OVER SCALED DIMENSIONS. DO NOT SCALE THE DRAWINGS.

3.0 DOCUMENTS

3.1 THESE DOCUMENTS HAVE BEEN COMPILED WITH THE BEST AVAILABLE INFORMATION AND ARE NOT INTENDED TO LIMIT THE SCOPE OF WORK. THE CONTRACTOR MAY ENCOUNTER HIDDEN OR COVERED CONDITIONS, NOT INDICATED IN THE DOCUMENTS, REQUIRING ADDITIONAL WORK FOR THE COMPLETION OF THIS CONTRACT. IT WILL BE ASSUMED THAT THE CONTRACTOR HAS INSPECTED THE SITE PRIOR TO BIDDING AND VERIFIED ALL CONDITIONS, DIMENSIONS, AND OTHER INFORMATION HERE IN SUPPLIED.

3.2 ALL DIMENSIONS AND LAYOUTS SHALL BE FIELD VERIFIED BY THE CONTRACTOR/OWNER TO COORDINATED THE ARCHITECTURAL DRAWINGS WITH APPROVED SITE PLAN. ANY INCONSISTENCIES DISCREPANCIES OR AMBIGUITIES SHALL BE REPORTED TO THE DESIGNER BEFORE PROCEEDING WITH THE WORK.

3.3 ALL WORKING STANDARDS SHALL REFLECT IRC 2009 & 780 CRM 8TH EDITION AMENDMENTS OF BUILDING CODE FOR ONE/TWO FAMILY DWELLING.

3.4 CONTRACTOR SHALL BE REVIEW AND REPORT ANY INCONSISTENCIES.

3.5 CONTRACTOR SHALL COMPLY WITH ALL APPLICABLE CODES, AND SHALL PAY AND OBTAIN BUILDING PERMITS AND ALL NECESSARY APPROVALS. CONTRACTOR SHALL OBTAIN ALL APPROVALS AND PERMITS FOR CONSTRUCTION FROM THE MUNICIPAL AGENCIES HAVING JURISDICTION, PRIOR TO COMMENCEMENT OF WORK, AT HIS OWN EXPENSE.

3.6 CONTRACTOR SHALL GUARANTEE ALL WORK AGAINST DEFECTS FOR ONE YEAR FROM DATE OF SUBSTANTIAL COMPLETION.

4.0 TRADES

4.1 THE GENERAL CONTRACTOR SHALL SUBMIT SHOP DRAWINGS, SAMPLES OF ALL FINISH MATERIAL SHALL BE SUBMITTED TO OWNER AND/ OR DESIGNER FOR APPROVAL, INCLUDING PAINT SAMPLE. ANY FINISHES THAT ARE PURCHASED BEFORE APPROVAL AND ARE SUBSEQUENTLY REJECTED ARE THE RESPONSIBILITY OF THE CONTRACTOR, NO SUBSTITUTIONS WILL BE CONSIDERED FOR PRODUCTS OR METHODS THAT CANNOT BE PROVIDED AS A RESULT OF CONTRACTOR'S FAILURE TO ORDER PRODUCTS IN A TIMELY MANNER, PURSUE THE WORK PROMPTLY, OR TO COORDINATE THE VARIOUS ACTIVITIES PROPERLY.

4.2 THE CONTRACTOR SHALL NOT BE RELIEVED OF RESPONSIBILITY FOR DEVIATIONS FROM REQUIREMENTS OF THE CONTRACT DOCUMENTS BY THE OWNER'S AND/OR DESIGNER FOR APPROVAL OF SHOP DRAWINGS, PRODUCT DATA, SAMPLES, OR SIMILAR SUBMITTALS UNLESS THE CONTRACTOR HAS SPECIFICALLY INFORMED THE OWNER AND/OR DESIGNER IN WRITING OF SUCH DEVIATION AT THE TIMES OF SUBMITTAL AND THE ARCHITECT HAS GIVEN WRITTEN APPROVAL TO THE SPECIFIC DEVIATION. THE CONTRACTOR SHALL NOT BE RELIEVED OF RESPONSIBILITY FOR ERRORS OR OMISSIONS IN SHOP DRAWINGS, PRODUCT DATA, SAMPLE, OR SIMILAR SUBMITTALS BY THE OWNER'S AND/OR DESIGNER APPROVAL THEREOF.

4.3 ELECTRICAL CONTRACTOR TO PROVIDE DESIGN & BUILD SERVICES, ALL WORK TO BE IN COMPLIANCE W/527 CMR & NFPA 90 REQUIREMENTS, COORDINATE UTILITY COMPANY REQUIREMENTS WITH ARCHITECT AND SITE CONTRACTOR. COORDINATE ALL TRENCHING WITH GENERAL CONTRACTOR, SERVICE TO BE DESIGNED FOR 200 AMP WITH CIRCUIT BREAKER PANEL BOARD SIZED ADEQUATELY. COORDINATE WITH HVAC FOR CONTRACTOR FOR A/C LOAD. REVIEW LAYOUT IN FIELD WITH ARCHITECT AND GENERAL CONTRACTOR TO VERIFY LOCATIONS OF ALL SWITCHING AND LIGHTING. CONTRACTOR MUST GIVE ALLOWANCES FOR LIGHTING IN CONTRACT; OWNER TO SELECT ALL LIGHTING FIXTURES AND APPLIANCES FOR CONTRACTOR TO INSTALL. PROVIDE PERMIT AND SCHEDULE ALL INSPECTIONS IN A TIMELY FASHION. PROVIDE CARBON MONOXIDE, SMOKE AND HEAT DETECTORS PER CODE REQUIREMENTS.

4.4 IF CONFLICTS OCCUR BETWEEN DWGS AND SPECS OR PRODUCTS, PROCEDURES, ETC. THE MORE STRINGENT DETAIL AND HIGHER QUALITY SHALL BE CONSIDERED THE INTENT OF THE CONTRACT DOCUMENTS. OWNER'S AND/OR DESIGNER'S CONFIRMATION IS REQUIRED.

4.5 THE INTENT OF CONTRACT DOCS & RESPECTIVE DESIGN BUILD DISCIPLINES REPRESENT A COMPLETE INSTALLATION PER INDUSTRY AND TRADE STANDARDS FOR SIMILAR TYPES OF CONSTRUCTION IN GEOGRAPHIC REGION.
ES, OR SIMILAR SUBMITTALS BY THE OWNER'S AND/OR DESIGNER'S APPROVAL THEREOF.



1 FRONT_6
12" = 1'-0"

SHEET N°: A-01

SCALE: 12" = 1'-0"

DATE:

DRAWN BY: FLM

AREA: 7798 ft²

ADDRESS:
18-20 BELKNAP STREET
ARLINGTON, MA

MF ENGINNERING & DESIGN INC.
142 FISHER STREET
WESTBOROUGH, MA 01581
EMAIL: CARLOS.FERREIRA@MF-ENG.COM
PHONE: (508) 331-7261
ENGINEERING & DESIGNS

5.0 FOUNDATION NOTES

5.1 FOOTINGS ARE TO BEAR ON UNDISTURBED LEVEL SOIL DEVOID OF ANY ORGANIC MATERIAL AND STEPPED AS REQUIRED TO MAINTAIN THE REQUIRED DEPTH BELOW THE FINAL GRADE.

5.2 SOIL BEARING PRESSURE ASSUMED TO BE 1500 PSF.

5.3 ANY FILL UNDER GRADE SUPPORTED SLABS TO BE A MINIMUM OF 10" GRAVEL BASE COMPACTED TO 95%.

5.4 CONCRETE:
- INTERIOR SLABS ON GRADE: 2.500 PSI.
- FROST WALL / FOUNDATIONS EXPOSED TO THE WEATHER: 3.000 PSI.
- FOOTINGS EXPOSED TO THE WEATHER: 3.500 PSI.

5.5 CONCRETE SLABS TO HAVE CONTROL JOINTS AT 25 FT. (MAXIMUM) INTERVALS EA. WAY.

5.6 ALL WOOD IN CONTACT WITH CONCRETE TO BE PRESSURE TREATED OR PROTECTED WITH 55# ROLL ROOFING.

5.7 ALL HOLD DOWN HARDWARE MUST BE SECURED IN PLACE PRIOR TO FOUNDATION INSPECTION.

6.0 CONSTRUCTION CODES

MASSACHUSETTS 9TH EDITION BASE CODE
2015 IRC - INTERNATIONAL RESIDENTIAL CODE
780 CMR - MA AMENDMENTS TO THE IRC
2015 IEBC - INTERNATIONAL EXISTING BUILDING CODE
2015 IECC - INTERNATIONAL ENERGY CONSERVATION CODE
2015 IMC - INTERNATIONAL MECHANICAL CODE
2015 IFC - INTERNATIONAL FIRE CODE
527 CMR - MA FIRE PREVENTION AND ELECTRICAL REGULATIONS
521 CMR - MA ACCESSIBILITY REGULATIONS
248 CMR - MA PLUMBING REGULATIONS

6.1 ALL WORKING STANDARDS SHALL REFLECT IRC 2015 & 780 CRM 9TH EDITION AMENDMENTS OF BUILDINGS CODE FOR ONE/TWO FAMILY DWELLING.

Sheet List

Sheet Number	Sheet Name
A-01	GENERAL NOTES & SPECIFICATIONS
A-02	GENERAL NOTES & SPECIFICATIONS
A-03	EXISTING CONDITIONS
A-04	EXISTING CONDITIONS
A-05	EXISTING CONDITIONS
A-06	EXISTING CONDITIONS
A-07	SITE
A-08	BASEMENT & FIRST FLOOR
A-09	SECOND FLOOR & THIRD FLOOR
A-10	ELEVATIONS
A-11	ELEVATIONS & SECTIONS
A-12	DETAILINGS
A-13	DETAILINGS
A-14	DETAILINGS
A-15	WALLS

ARCHITECTURAL ABREVIATIONS

A

AB	ANCHOR BOLT
ACFL	ACCESS FLOOR
ACOUS	ACOUSTICAL
ACT	ACOUSTICAL CEILING TILE
AD	AREA DRAIN
ADD	ADDENDUM
ADDL	ADDITIONAL
ADJ	ADJUST/ABLE
ADJ	ADJACENT
ADMIN	ADMINISTRATION
AFF	ABOVE FINISH FLOOR
AHU	AIR HANDLING UNIT
ALT	ALTERNATE
ALUM	ALUMINUM
ANUN	ANNUNCIATOR
AP	ACCESS PANEL
APC	ARCHITECTURAL PRECAST CONCRETE
APROX	APPROXIMATE
ARCH	ARCHITECTURAL
AUTO	AUTOMATIC
AWT	ACOUSTICAL WALL TREATMENT

B

BA	BUILDING ACCESSORY
BBD	BULLETIN BOARD
BC	BRICK COURSES
BD	BOARD
BFE	BOTTOM FOOTING ELEVATION
BG	BUMPER GUARD
BIT	BITUMINOUS
BKT	BRACKET
BLDG	BUILDING
BLKG	BLOCKING
BLT	BORROWED LIGHT
BLW	BELOW
BM	BEAM
BO	BY OWNER
BOF	BY OWNER FUTURE
BOT	BOTTOM
BR	BRICK
BRG	BEARING
BRL	BRICK LEDGE
BSMT	BASEMENT
BTWN	BETWEEN
BUR	BUILT-UP ROOFING

C

C	CHANNEL
C DISP	CUB DISPENSER
CAB	CABINET
CG	CORNER GUARD
CH	COAT HOOK
CJT	CONTROL JOINT
CCTV	CLOSED CIRCUIT TELEVISION
CD	COILING DOOR
CG	COILING GRILLE
CL	CENTER LINE
CL	CLASS
CLG	CEILING
CLR	CLEAR
CM	CONSTRUCTION MANAGER
CMU	CONCRETE MASONRY UNIT
CO	CLEANOUT
CO	CASED OPENING
COL	COLUMN
COMB	COMBINATION/-ED
CONC	CONCRETE
CONF	CONFERENCE
CONN	CONNECT/-ED,/-ION
CONST	CONSTRUCTION
CONT	CONTINUE/OUS
CONTR	CONTRACT/OR
COORD	COORDINATE
CORR	CORRIDOR
CPT	CARPET
CT	CERAMIC TILE
CTR	CENTER
CTSK	COUNTERSUNK
CUH	CABINET UNIT HEATER
CW	CURTAIN WALL
CW	COLD WATER
CYL	CYLINDER

D

D	DEPHT OR DEEP
DEMO	DEMOLITION
DEPR	DEPRESSION
DEPT	DEPARTMENT
DET	DETAIL/S
DF	DRINKING FOUNTAIN
DIA	DIAMETER
DIAG	DIAGONAL
DIFF	DIFFUSER
DIM	DIMENSION
DISP	DISPENSER
DIST	DISTRIBUTION
DIV	DIVISION
DJT	DUMMY JOINT
DN	DOWN
DP	DEMOUNTABLE PARTITION
DP	DATA PROCESSING
DR	DOOR
DS	DOWNSPOUT
DW	DUMBWAITER
DWG	DRAWING
DWLS	DOWELS

E

E	EXISTING
EXIST	EXISTING
EC	ELECTRIC CABINET
EF	EXHAUST FAN
EIFS	EXTERIOR INSULATION AND FINISH SYSTEM
EJT	EXPANSION JOINT
EL	ELEVATION
ELEC	ELECTRICAL
ELEV	ELEVATOR
EMERG	EMERGENCY
ENCL	ENCLOSURE
ENTR	ENTRANCE
EO	ELECTRICAL OUTLET
EP	EXPLOSION PROOF
EQ	EQUAL
EQUIP	EQUIPMENT
ES	END SECTION
EWC	ELECTRIC WATER COOLER
EXA	EXHAUST AIR
EXC	EXCAVATE/-ED/-ION
EXH	EXHAUST HOOD
EXIST	EXISTING
EXP	EXPANSION
EXT	EXTERIOR

F

FA	FIRE ALARM
FB	FIRE BLANKET
FD	FLOOR DRAIN
FDN	FOUNDATION
FDV	FIRE DEPARTMENT VALVE
FE	FIRE EXTINGUISHER
FGS	FOAM GASKET SEAL
FH	FIRE HOSE
FHP	FULL HEIGHT PARTITION
FHV	FIRE HOSE VALVE
FIN	FINISH
FIXT	FIXTURE
FL	FLOOR
FL	FLOW LINE
FLASH	FLASHING
FLEX	FLEXIBLE
FLG	FLANGE
FLUOR	FLUORESCENT
FP	FIRE PROOFING
FRMG	FRAMING
FS	FULL SIZE
FS	FLOOR SINK
FSTOP	FIRESTOPPING
FT	FOOT/FEET
FTG	FOOTING
FTR	FIN TUBE RADIATION
FURR	FURRING
FUT	FUTURE

G

GA	GAUGE
GAL	GALLONS
GALV	GALVINIZED
GB	GRAB BAR
GB	GRADE BEAM
GC	GENERAL CONTRACTOR
GEN	GENERATOR
GEN	GENERAL
GL	GLASS
GMU	GLASS MASONRY UNIT
GR	GRADE
GWB	GYPSUM BOARD
GWB/SK	GYPSUM BLUE BOARD W/ PLASTER SKIM COAT
GYP SHGT	GYPSUM SHEATHING

H

H	HIGH
HB	HOSE BIB
HD	HAND DRYER
HDCP	HANDICAP
HDR	HEADER
HDW	HARDWARE
HM	HOLLOW METAL
HORIZ	HORIZONTAL
HPT	HIGHPOINT
HR	HANDRAIL
HT	HEIGHT
HTR	HEATER
HVAC	HEATING, VENTILATING, AIR CONDITIONING
HW	HOT WATER
HWD	HARDWOOD

I

IC	INTERCOM
ID	INSIDE DIAMETER
IN	INCH
INSUL	INSULATION
INT	INTERIOR
ISO	ISOLATION

J

JAN	JANITOR
JB	JUNCTION BOX
JST	JOIST
JT	JOINT

K

KO	KNOCK OUT

L

L	LAVATORY
LAV	LAVATORY
LB	POUND
LCD	LINEAR CEILING DIFFUSER
LF	LINE FIGURED
LIN	LINEAR
LKR	LOCKER
LLH	LONG LEG HORIZONTAL
LLV	LONG LEG VERTICAL
LMC	LINEAR METAL CEILING
LOC	LOCATION OR LOCATE
LPT	LOW POINT
LS	LAWN SPRINKLING
LT	LIGHT
LTG	LIGHTING
LVR	LOUVER
LWC	LINEAR WOOD CEILING

M

M	MIDDLE
MAN	MANUAL
MATL	MATERIAL
MAX	MAXIMUM
MBD	MARKER BOARD
MC	MEDICINE CABINET
MCU	MODULAR COOLING UNIT
MECH	MECHANICAL
MEMB	MEMBRANE
MET	METAL
MEZZ	MEZZANINE
MFR	MANUFACTURER
MH	MANHOLE
MHC	MATERIAL HANDLING CONVEYOR
MIN	MINIMUM
MIR	MIRROR
MISC	MISCELLLANEOUS
MO	MASONRY OPENING
MONO	MONOLITHIC
MPC	MEATL PAN CEILING
MPU	MULTI-PURPOSE UNIT
MTD	MOUNTED
MTR	MOTOR
MULL	MULLION

N

NA	NOT APPLICABLE
NIC	NOT IN CONTRACT
NO	NUMBER
NOM	NOMINAL
NRC	NOISE REDUCTION COEFFICIENT
NT	NOTE
NTS	NOT TO SCALE

O

OC	ON CENTER
OD	OUTSIDE DIAMETER
OFF	OFFICE
OH	OVERHEAD
OP	OPERABLE PARTITION
OPER	OPERATOR
OPNG	OPENING
OPP	OPPOSITE
ORD	OVERFLOW ROOF DRAIN

P

PART	PARTITION
PB	PUSH BUTTON
PC	PRECAST CONCRETE
PCD	PAPER CUP DISPENSER
PED	PEDESTAL
PL	PLATE
PL	PROPERTY LINE
PLAM	PLASTIC LAMINATE
PLBG	PLUMBING
PLS	PLASTER
PLW	PLYWOOD
PNL	PANEL
PR	PAIR
PRELIM	PRELIMINARY
PRES	PLASTIC RESIN
PRESS	PRESSURE
PRIM	PRIMARY
PROJ	PROJECTION
PRV	POWER ROOF VENTILATOR
PT	PAINT
PTC	PAPER TOWEL CABINET
PTR	PRINTER
PVC	POLYVINYL CHLORIDE
PRKNG.	PARKING

Q

QT	QUARRY TILE

R

R	RADIUS
R	RISER
RA	RETURN AIR
RAD	RADIATION
RB	RESILIENT BASE
RD	ROOF DRAIN
RE	RELOCATE EXISTING
REC	RECESSED
REF	REFERENCE
REFR	REFRIGERATOR
REG	REGISTER
REINF	REINFORCE/-ED/-ING
REM	REMOVE
REQD	REQUIRED
RET	RETAINING
REV	REVERSE
REV	REVISE
RF	RESILIENT FLOOR
RH	ROOF HATCH
RM	ROOM
RO	ROUGH OPENING
RS	ROUGH SLAB
RWC	RAIN WATER CONDUCTOR

S

S	SINK
SCHED	SCHEDULE
SD	SHOWER DRAIN
SD	SMOKE DAMPER
SDISP	SOAP DISPENSER
SECT	SECTION
SECY	SECRETARY
SF	STORE FRONT
SF	SQUARE FOOT
SH	SHOWER
SHD	SHOWER HEAD
SHT	SHEET
SHTG	SHEATHING
SIM	SIMILAR
SL	SEALER
SLNT	SEALANT
SLV	SLEEVE
SM	SURFACE MOUNTED
SNC	SANITARY NAPKIN CABINET
SND	SANITARY NAPKIN DISPOSER
SOG	SLAB ON GRADE
SP	STANDPIPE
SPEC	SPECIFICATIONS
SPR	SINGLE PLY ROOF
SQ	SQUARE
SQ YD	SQUARE YARD
SR	SERVICE RECEPTOR
SS	SERVICE SINK
SST	STAINLESS STEEL
ST	STREET
ST	STONE TILE
STC	SOUND TRANSMISSION
STD	STANDARD
STL	STEEL
STN	STONE
STNL	STONE LEDGE
STOR	STORAGE
STRUCT	STRUCTURAL
STS	STEEL STRUCTURE
SUPV	SUPERVISOR
SUSP	SUSPENDED
SW	STEEL WINDOWS
SW	SWITCH
SWD	SOFTWOOD
SYM	SYMMETRICAL

T

T	TOP
TAN	TANGENT
TBD	TACKBOARD
TC	TIME CLOCK
TCAB	TOWEL CABINET
TDISP	TISSUE DISPENSER
TDR	TRENCH DRAIN
TEL	TELEPHONE
TEMP	TEMPERATURE
TER	TERRAZZO
TG	TONGUE & GROOVE
THRES	THRESHOLD
TPG	TEMPERED PLATE GLASS
TPH	TOILET PAPER HOLDER
TR	TREAD
TRANSF	TRANSFORMER
TS	TUBE SECTION
TV	TELEVISION
TYP	TYPICAL

U

U	URINAL
UC	UNDERCUT
UFD	UNDER FLOOR DUCT
UG	UNDERGROUND
UH	UNIT HEATER
UNFIN	UNFINISHED
UNO	UNLESS NOTED OTHERWISE
US	UTILITY SHELF
UTIL	UTILITY

V

VC	VALVE CABINET
VENT	VENTILATION
VERT	VERTICAL
VEST	VESTIBULE
VR	VAPOR RETARDER
VTR	VENT THROUGH ROOF

W

W	WIDTH/WIDE
W	WIDE FLANGE
W/	WITH
W/O	WITHOUT
WC	WATER CLOSET
WC	WALL COVERING
WD	WOOD
W/D	WASH & DRYER
WDW	WINDOW
WG	WALL GUARD
WH	WALL HYDRANT
WHCH	WHEELCHAIR
WHTR	WATER HEATER
WP	WATERPROOF
WR	WASTE RECEPTACLE
WS	WEATHERSTRIP
WSCT	WAINSCOT
WT	WINDOW TREATMENT
WT	WEIGHT
WW	WOOD WINDOW
WWF	WELDED WIRE FABRIC

SHEET N°: A-02

SCALE: 1" = 1'-0"

DATE:

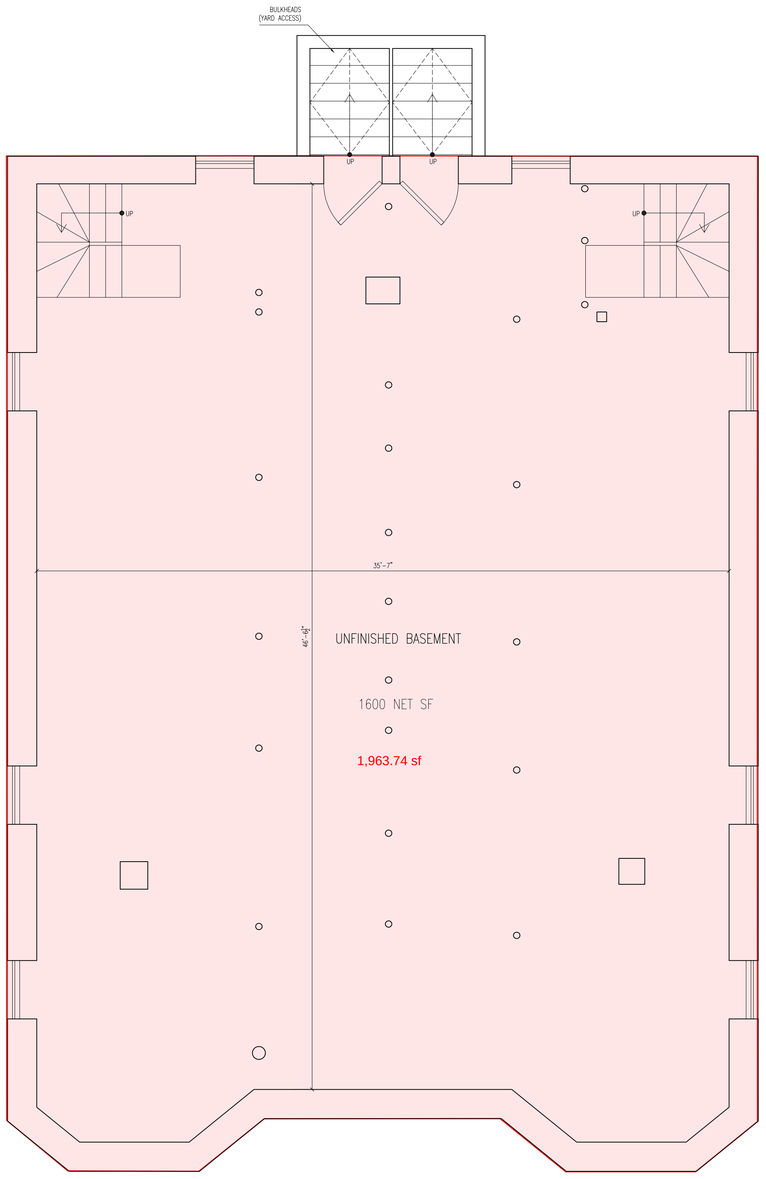
DRAWN BY: FLM

AREA: 7798 ft²

ADDRESS:
18-20 BELKNAP STREET
ARLINGTON, MA

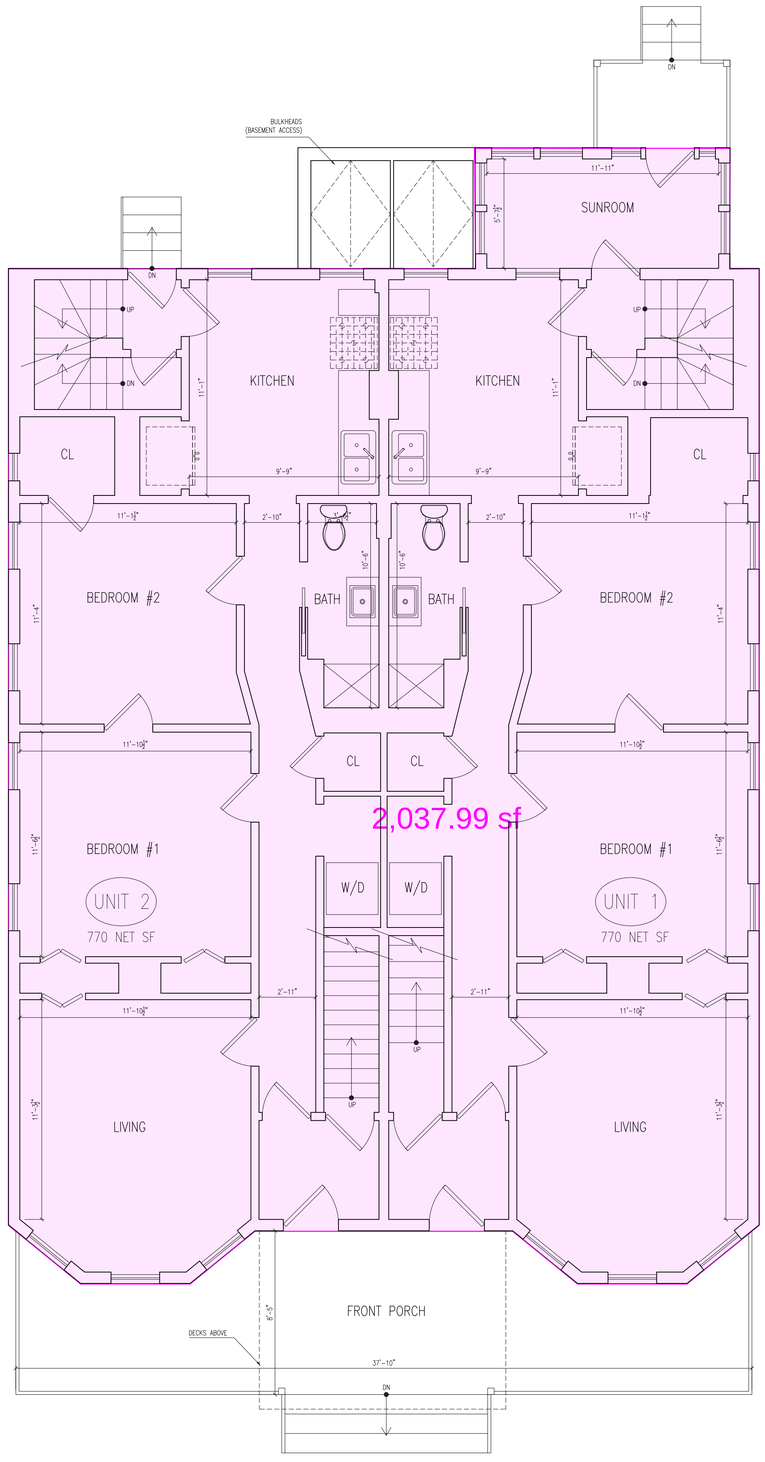
MF ENGINNERING & DESIGN INC.
142 FISHER STREET
WESTBOROUGH, MA 01581
EMAIL: CARLOS.FERREIRA@MF-ENG.COM
PHONE: (508) 331-7261

ENGINEERING & DESIGNS



B BASEMENT PLAN
SCALE: 1/4" = 1'-0"

1,963.74 sq.ft.



1 LEVEL 1 PLAN
SCALE: 1/4" = 1'-0"

2,037.99 sq.ft.

SHEET N°: A-03

SCALE:

DATE:

DRAWN BY: FLM

AREA: 7798 ft²

ADDRESS:
18-20 BELKNAP STREET
ARLINGTON, MA

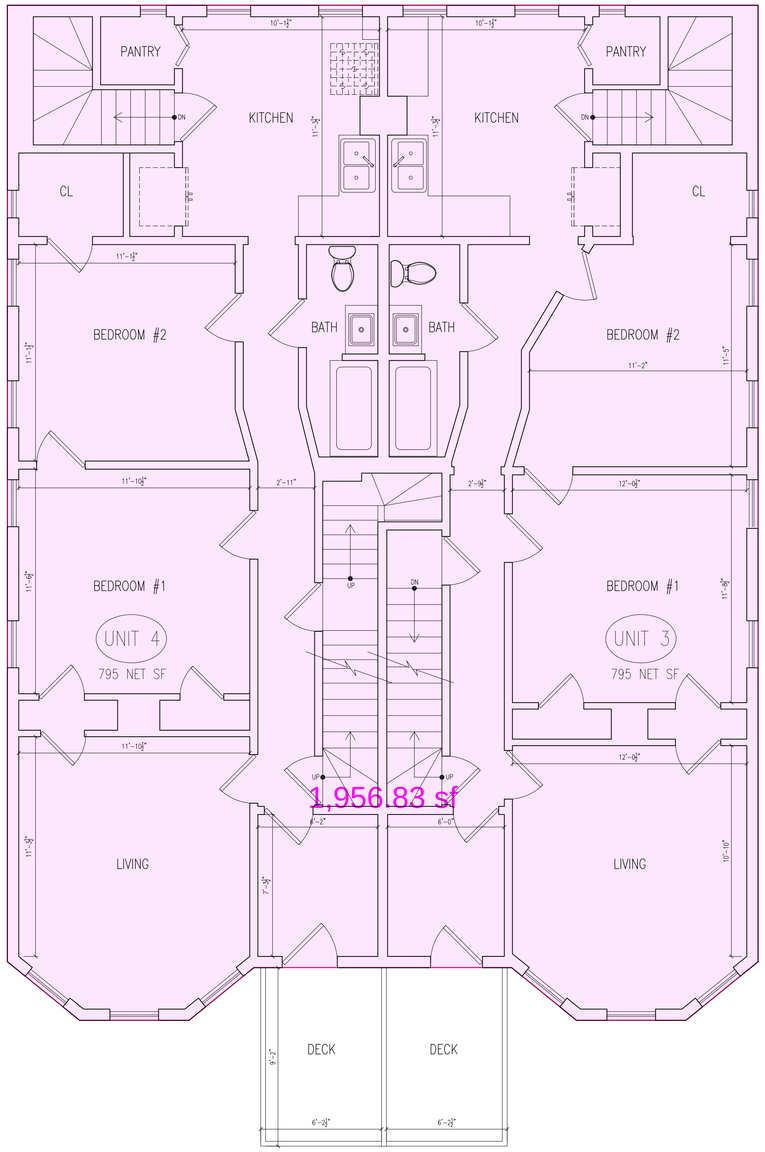
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EMAIL: CARLOS.FERREIRA@MF-ENG.COM
PHONE: (508) 331-7261

ENGINEERING & DESIGNS

EXISTING CONDITION

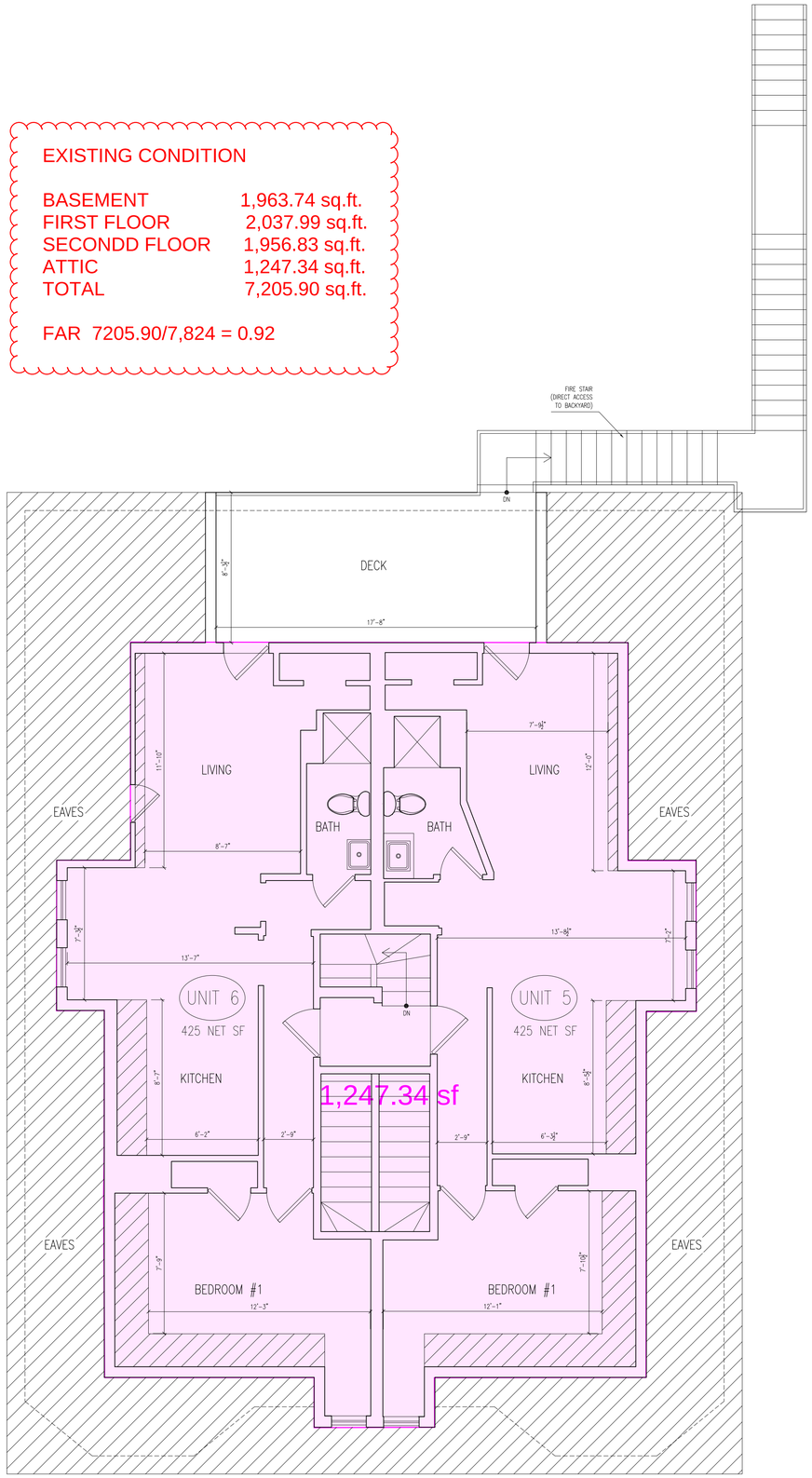
BASEMENT	1,963.74 sq.ft.
FIRST FLOOR	2,037.99 sq.ft.
SECONDD FLOOR	1,956.83 sq.ft.
ATTIC	1,247.34 sq.ft.
TOTAL	7,205.90 sq.ft.

FAR 7205.90/7,824 = 0.92



2 LEVEL 1 PLAN
SCALE: 1/4" = 1'-0"

1,956.83 sq.ft.



3 LEVEL 3 PLAN
SCALE: 1/4" = 1'-0"

1,247.34 sq.ft.

SHEET N°: A-04

SCALE:

DATE:

DRAWN BY: FLM

AREA: 7798 ft²

ADDRESS:
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PHONE: (508) 331-7261

ENGINEERING & DESIGNS



1 BELKNAP STREET ELEVATION
SCALE: 1/4" = 1'-0"



2 SIDE ELEVATION (NORTH)
SCALE: 1/4" = 1'-0"

SHEET N°: A-05

SCALE:

DATE:

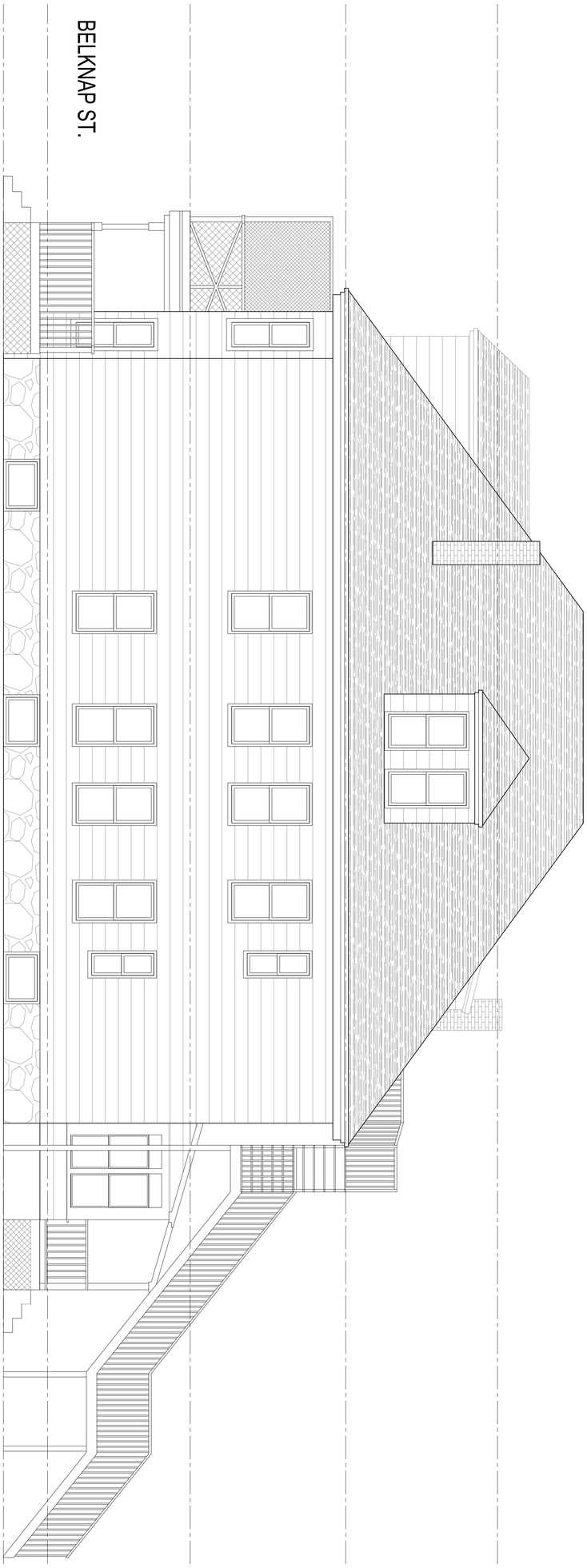
DRAWN BY: FLM

AREA: 7798 ft²

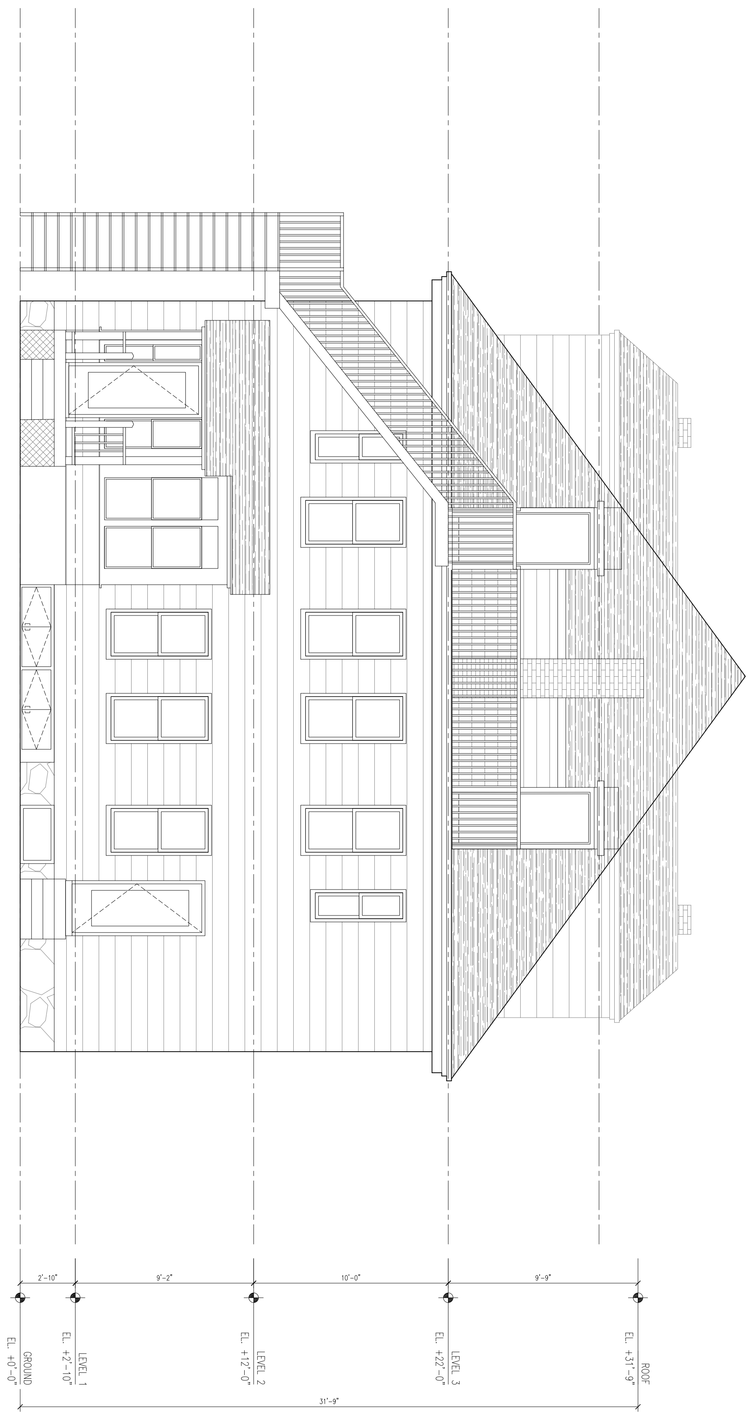
ADDRESS:
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ARLINGTON, MA

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142 FISHER STREET
WESTBOROUGH, MA 01581
EMAIL: CARLOS.FERREIRA@MF-ENG.COM
PHONE: (508) 331-7261

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4 SIDE ELEVATION (SOUTH)
SCALE: 1/4" = 1'-0"



3 REAR ELEVATION (WEST)
SCALE: 1/4" = 1'-0"

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PHONE: (508) 331-7261

ADDRESS:
18-20 BELKNAP STREET
ARLINGTON, MA

DRAWN BY: FLM

AREA: 7798 ft²

SCALE:

DATE:

SHEET N°:
A-06

Door Schedule		
Type Mark	Height	Width
D01	6' - 8"	2' - 8"
D01: 36		
D02	7' - 0 1/4"	2' - 11 7/16"
D02: 16		
D03	7' - 0 1/4"	4' - 7 1/8"
D03: 4		
D04	7' - 0"	3' - 4"
D04: 8		
D06	7' - 0"	5' - 0"
D06: 8		
D07	7' - 0 1/4"	3' - 6"
D07: 8		
D08	6' - 0"	3' - 0"
D08: 4		
D09	5' - 8"	2' - 8"
D09: 4		
Grand total: 88		

Window Schedule		
Type Mark	Height	Width
2	0"	0"
2: 4		
W01	2' - 10"	3' - 2"
W01: 8		
W02	4' - 0"	3' - 0"
W02: 52		
W03	2' - 0"	2' - 0"
W03: 2		
W04	5' - 0"	2' - 8"
W04: 4		
W05	3' - 0"	2' - 0"
W05: 10		
Grand total: 80		

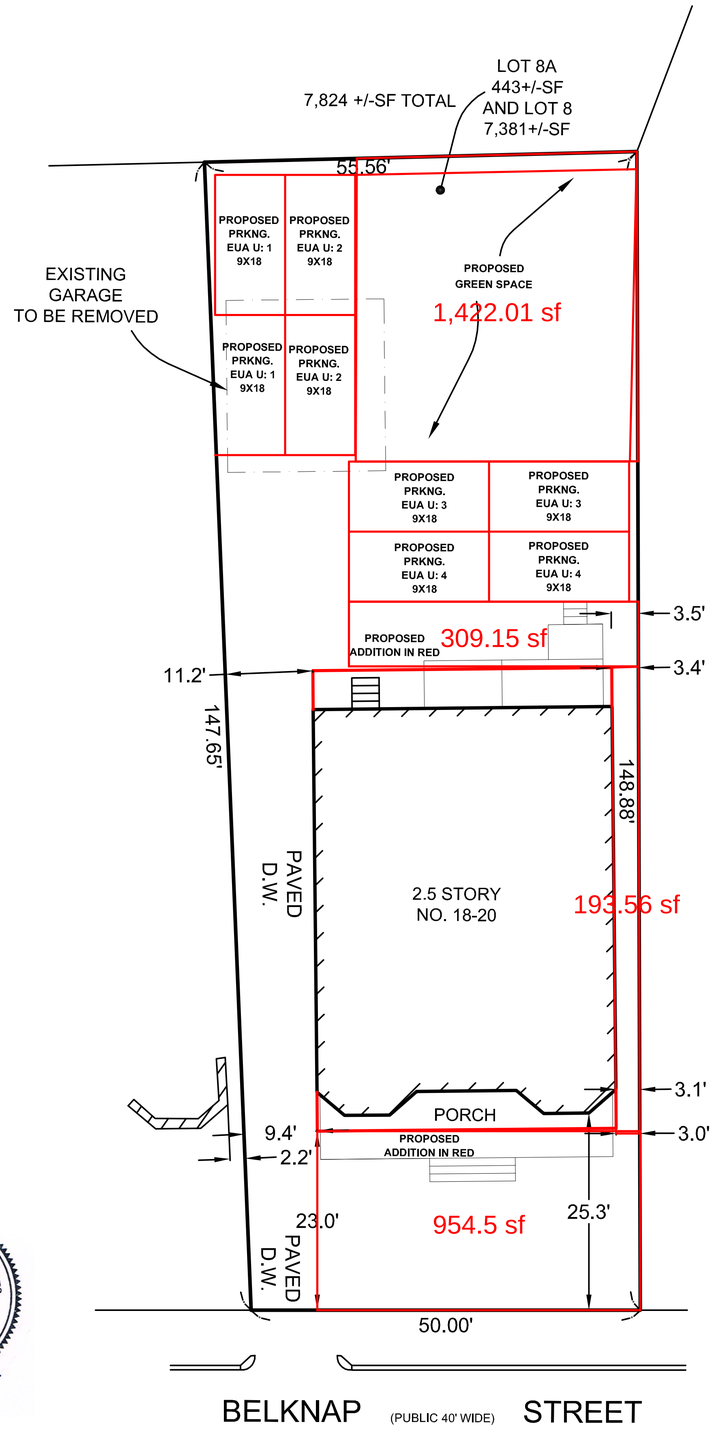
AREAS BY FLOOR		
Name	Level	Area
UNIT 1	BASEMENT	552 ft²
UNIT 2	BASEMENT	552 ft²
UNIT 3	BASEMENT	562 ft²
UNIT 4	BASEMENT	562 ft²
BASEMENT		2229 ft²
UNIT 1	FIRST FLOOR	552 ft²
UNIT 2	FIRST FLOOR	552 ft²
UNIT 3	FIRST FLOOR	562 ft²
UNIT 4	FIRST FLOOR	562 ft²
FIRST FLOOR		2229 ft²
UNIT 1	SECOND FLOOR	552 ft²
UNIT 2	SECOND FLOOR	552 ft²
UNIT 3	SECOND FLOOR	562 ft²
UNIT 4	SECOND FLOOR	562 ft²
SECOND FLOOR		2229 ft²
UNIT 1	THIRD FLOOR	210 ft²
UNIT 2	THIRD FLOOR	210 ft²
UNIT 3	THIRD FLOOR	346 ft²
UNIT 4	THIRD FLOOR	346 ft²
THIRD FLOOR		1112 ft²
Grand total		7798 ft²

FAR: 7798/7824 = 0.99

AREAS BY UNIT		
Name	Level	Area
UNIT 1	BASEMENT	552 ft²
UNIT 1	FIRST FLOOR	552 ft²
UNIT 1	SECOND FLOOR	552 ft²
UNIT 1	THIRD FLOOR	210 ft²
UNIT 1		1866 ft²
UNIT 2	BASEMENT	552 ft²
UNIT 2	FIRST FLOOR	552 ft²
UNIT 2	SECOND FLOOR	552 ft²
UNIT 2	THIRD FLOOR	210 ft²
UNIT 2		1866 ft²
UNIT 3	BASEMENT	562 ft²
UNIT 3	FIRST FLOOR	562 ft²
UNIT 3	SECOND FLOOR	562 ft²
UNIT 3	THIRD FLOOR	346 ft²
UNIT 3		2033 ft²
UNIT 4	BASEMENT	562 ft²
UNIT 4	FIRST FLOOR	562 ft²
UNIT 4	SECOND FLOOR	562 ft²
UNIT 4	THIRD FLOOR	346 ft²
UNIT 4		2033 ft²
Grand total		7798 ft²



1 BACK_5
12" = 1'-0"



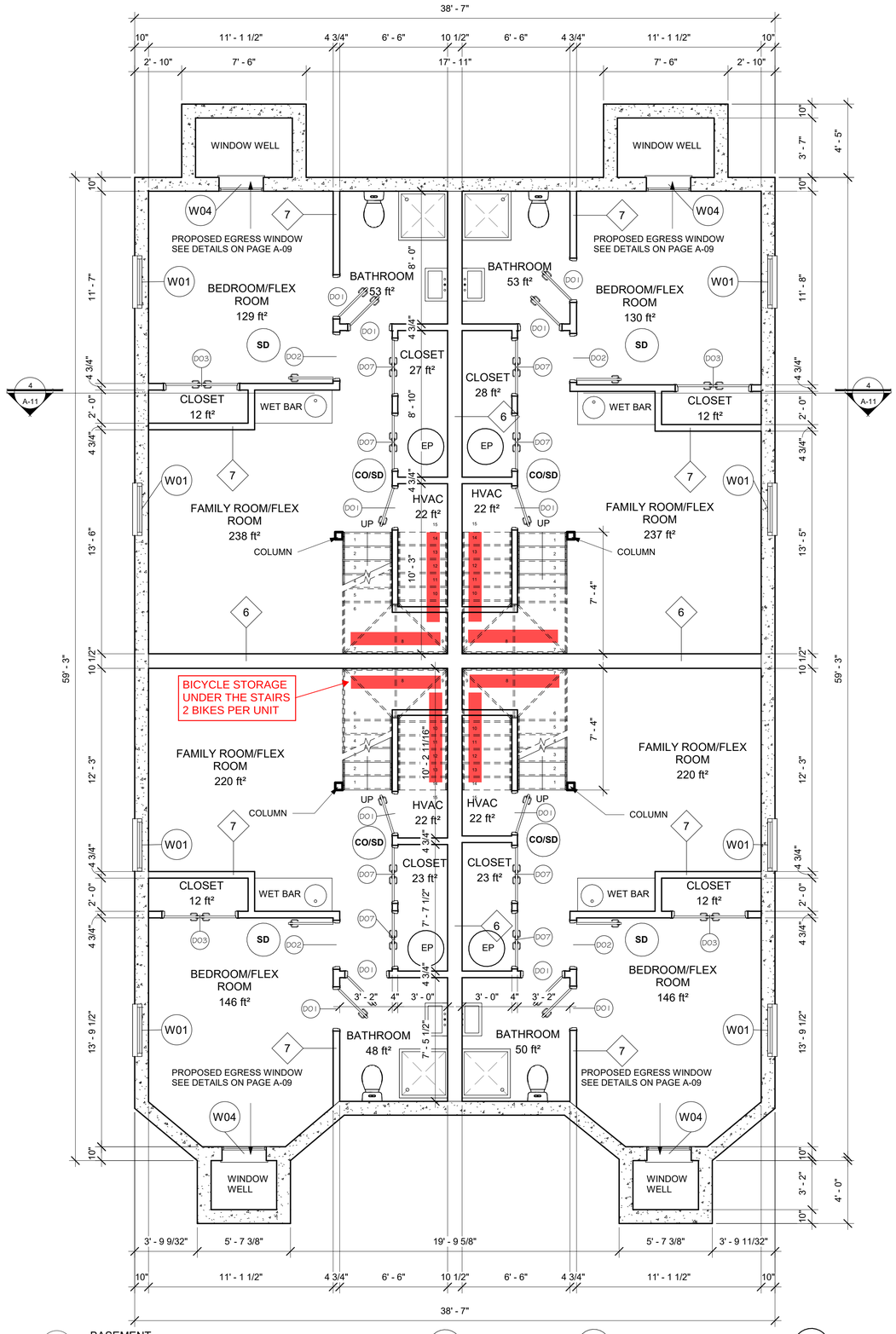
COMMONWEALTH OF MASSACHUSETTS
THOMAS P. BERNARDI
NO. 49190
PROFESSIONAL LAND SURVEYOR

SHEET N°: A-07
SCALE: 12" = 1'-0"
DATE:
DRAWN BY: FLM
AREA: 7798 ft²

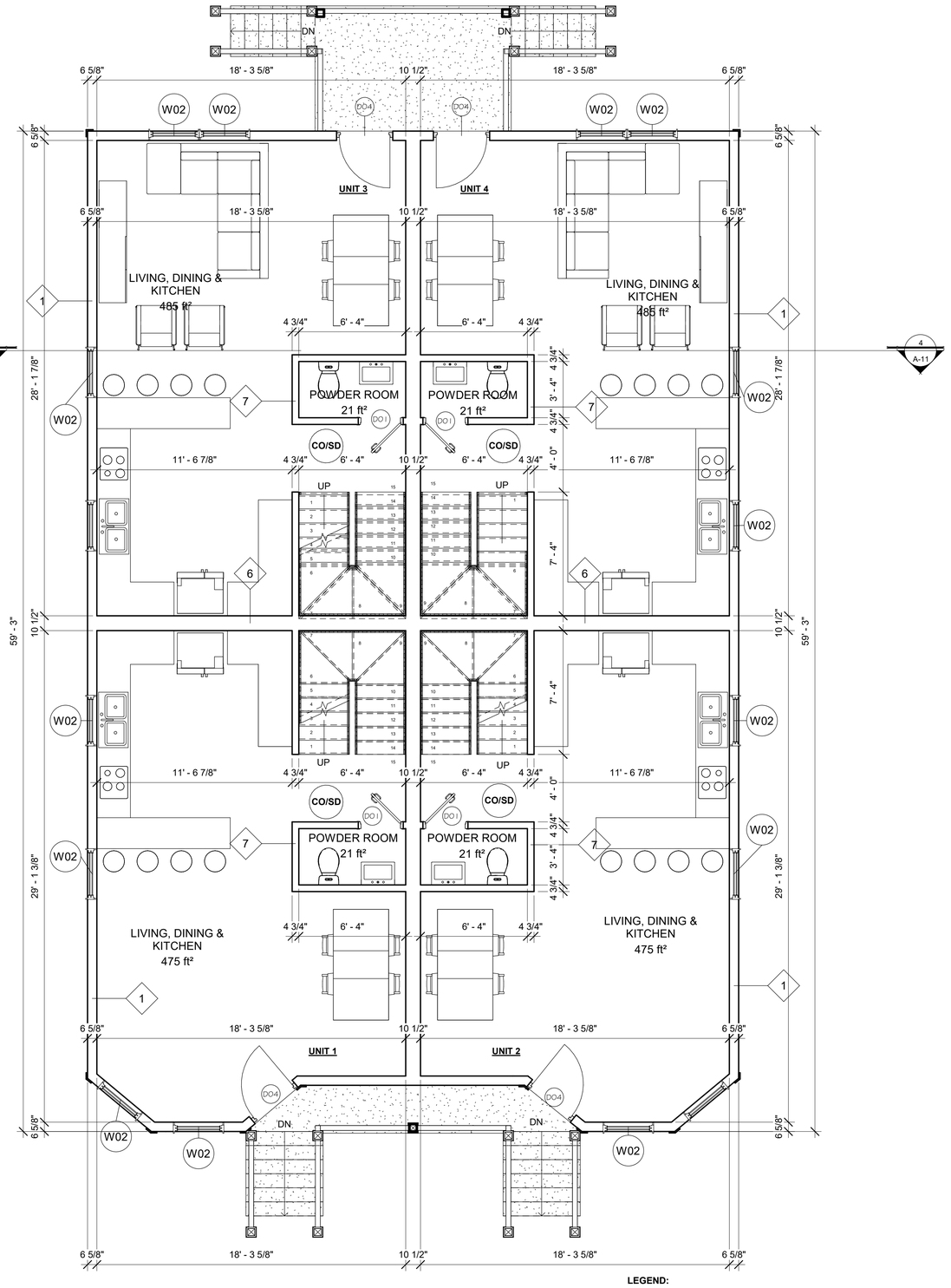
ADDRESS:
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ARLINGTON, MA

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142 FISHER STREET
WESTBOROUGH, MA 01581
EMAIL: CARLOS.FERREIRA@MF-ENG.COM
PHONE: (508) 331-7261

ENGINEERING & DESIGNS



1 BASEMENT
1/4" = 1'-0"



2 FIRST FLOOR
1/4" = 1'-0"

LEGEND:

SD — SMOKE DETECTOR

CO/SD — CONBINED CARBON MONOXIDE & SMOKE DETECTOR

EP — EJECTOR PUMP INSIDE CLOSET

SHEET N°: A-08

SCALE: 1/4" = 1'-0"

DATE:

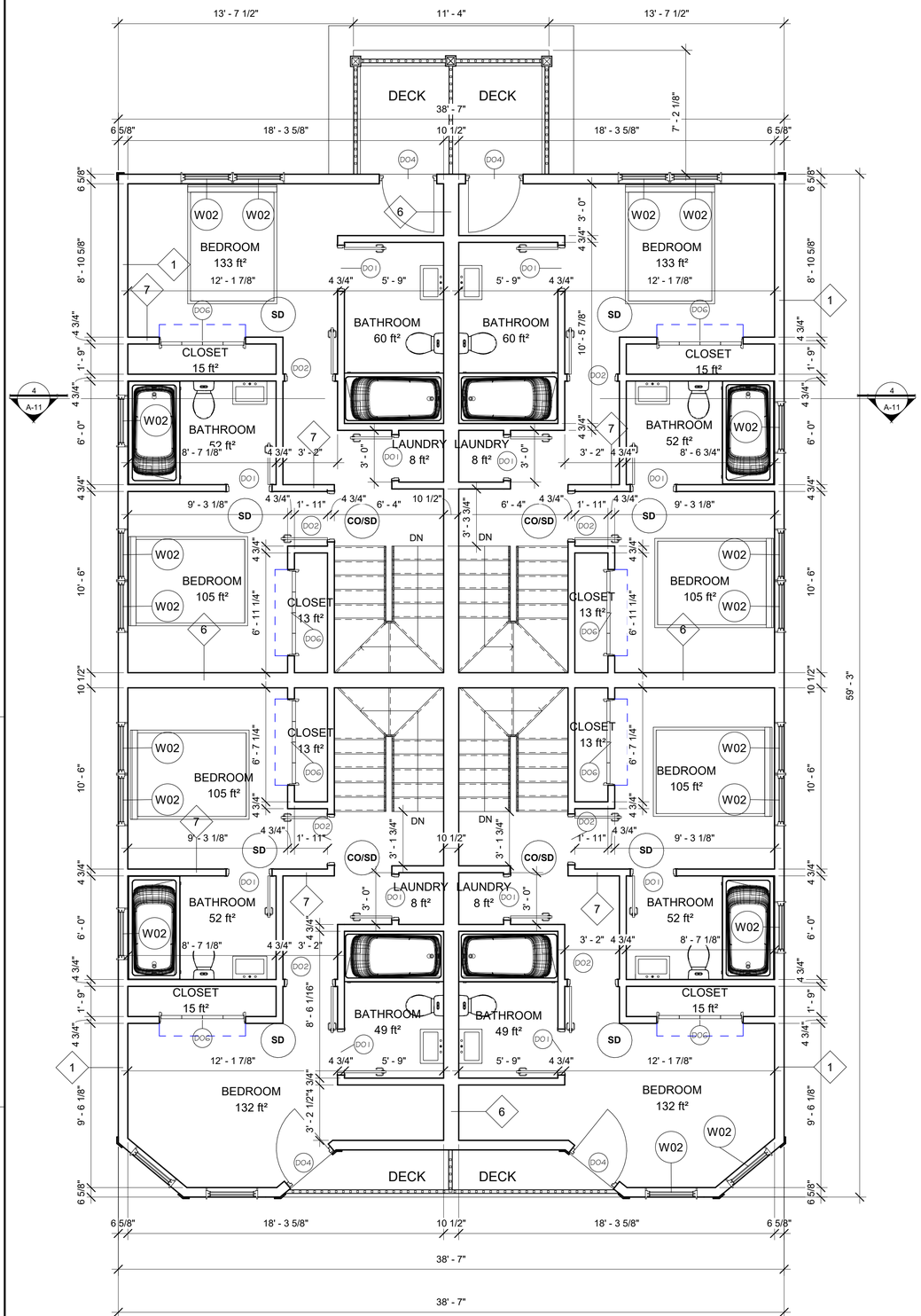
DRAWN BY: FLM

AREA: 7798 ft²

ADDRESS:
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ARLINGTON, MA

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WESTBOROUGH, MA 01581
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ENGINEERING & DESIGNS



1 SECOND FLOOR
1/4" = 1'-0"

LEGEND:

SD SMOKE DETECTOR

CO/SD CONBINED CARBON MONOXIDE & SMOKE DETECTOR

LEGEND:

SD SMOKE DETECTOR

CO/SD CONBINED CARBON MONOXIDE & SMOKE DETECTOR

HIGH BELOW 7'-0"

HIGH ABOVE 7'-0"
AREA = 1112 FEET SQUARE

TOTAL AREA SECOND FLOOR= 2229 FT. SQ.
1112 FT. SQ. IS 49% OF THE SECOND FLOOR

SHEET N°: A-09

SCALE: 1/4" = 1'-0"

DATE:

DRAWN BY: FLM

AREA: 7798 ft²

ADDRESS:
18-20 BELKNAP STREET
ARLINGTON, MA

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142 FISHER STREET
WESTBOROUGH, MA 01581
EMAIL: CARLOS.FERREIRA@MF-ENG.COM
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ENGINEERING & DESIGNS

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WESTBOROUGH, MA 01581
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PHONE: (508) 331-7261

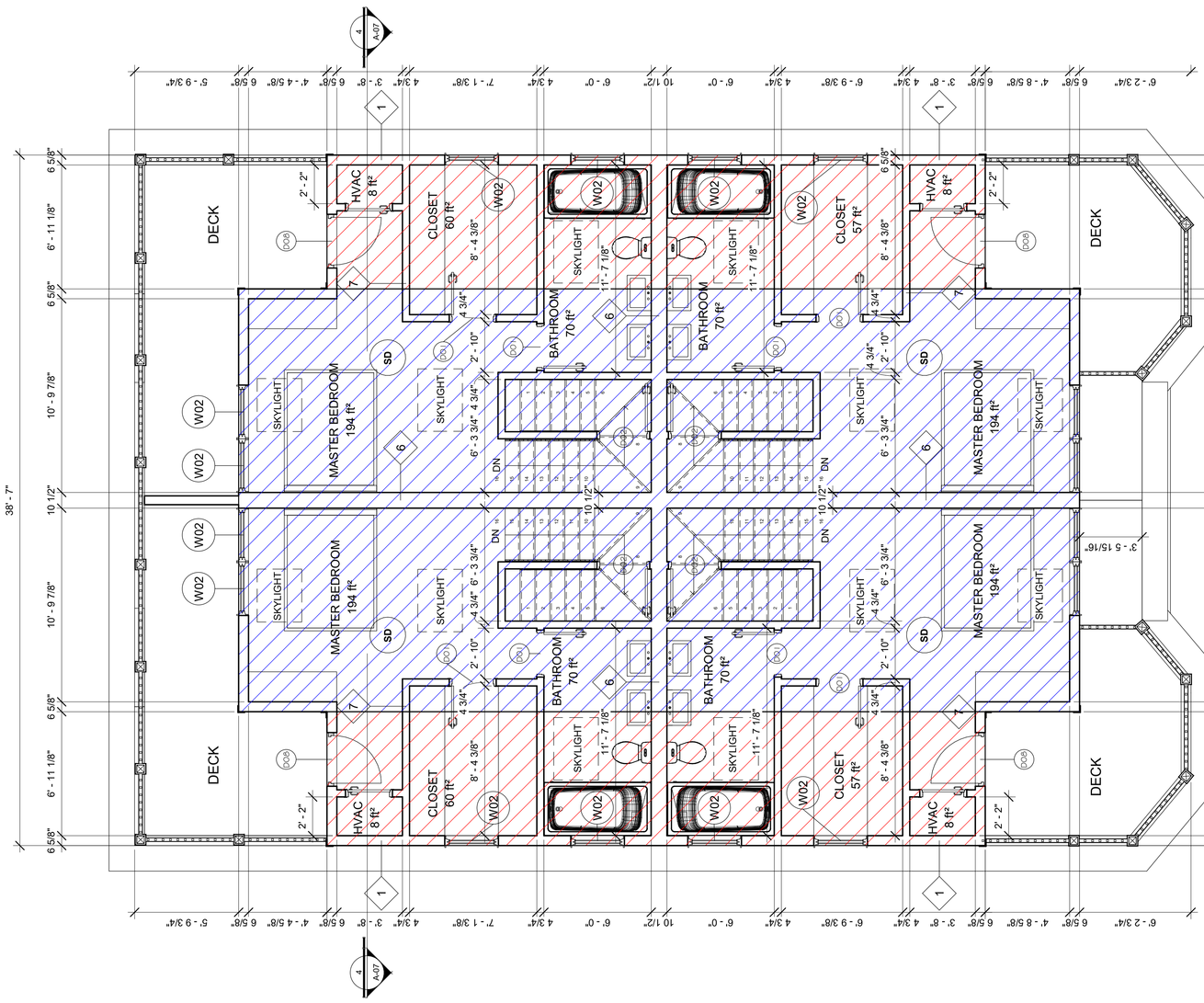
ADDRESS:
18-20 BELKNAP STREET
ARLINGTON, MA

DRAWN BY: FLM

AREA: 7798 ft²

SCALE: 1/4" = 1'-0"

SHEET N°: A-05



2 THIRD FLOOR
1/4" = 1'-0"

LEGEND:

SD — SMOKE DETECTOR

CO/SD — CONBINED CARBON MONOXIDE & SMOKE DETECTOR

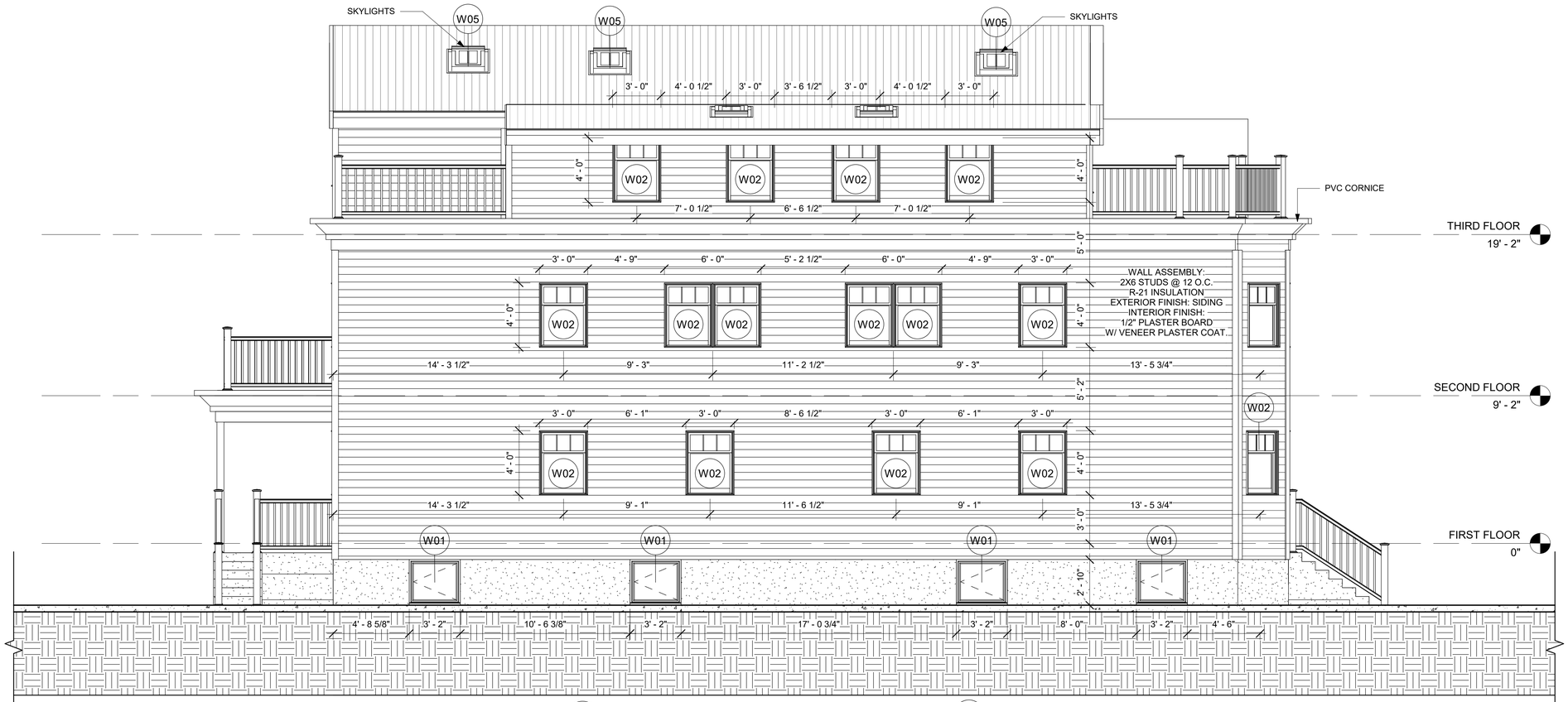
HIGH BELOW 7'-0"

HIGH ABOVE 7'-0"
AREA = 1110 FEET SQUARE

TOTAL AREA SECOND FLOOR= 2229 FT. SQ.
1110 FT. SQ. IS 49.8% OF THE SECOND FLOOR

COMBINED CARBON MONOXIDE
& SMOKE DETECTOR

1



1 South-East
1/4" = 1'-0"



2 North-West
1/4" = 1'-0"

SHEET N°: A-10

SCALE: 1/4" = 1'-0"

DATE:

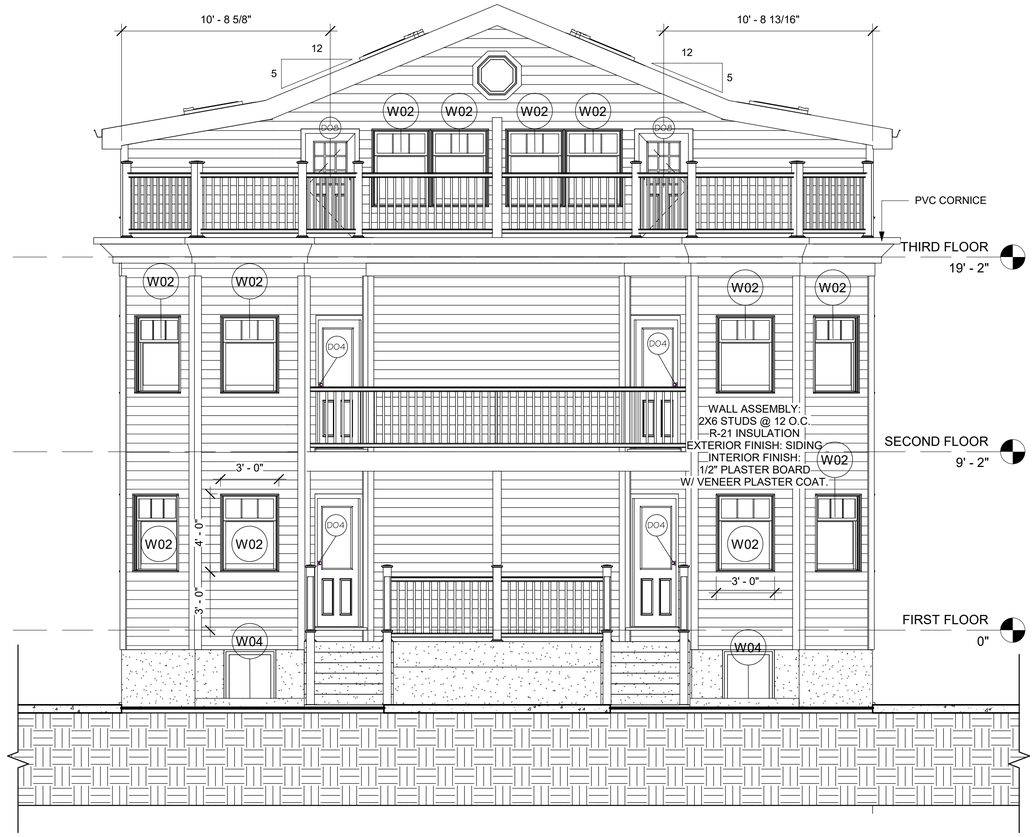
DRAWN BY: FLM

AREA: 7798 ft²

ADDRESS:
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ARLINGTON, MA

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WESTBOROUGH, MA 01581
EMAIL: CARLOS.FERREIRA@MF-ENG.COM
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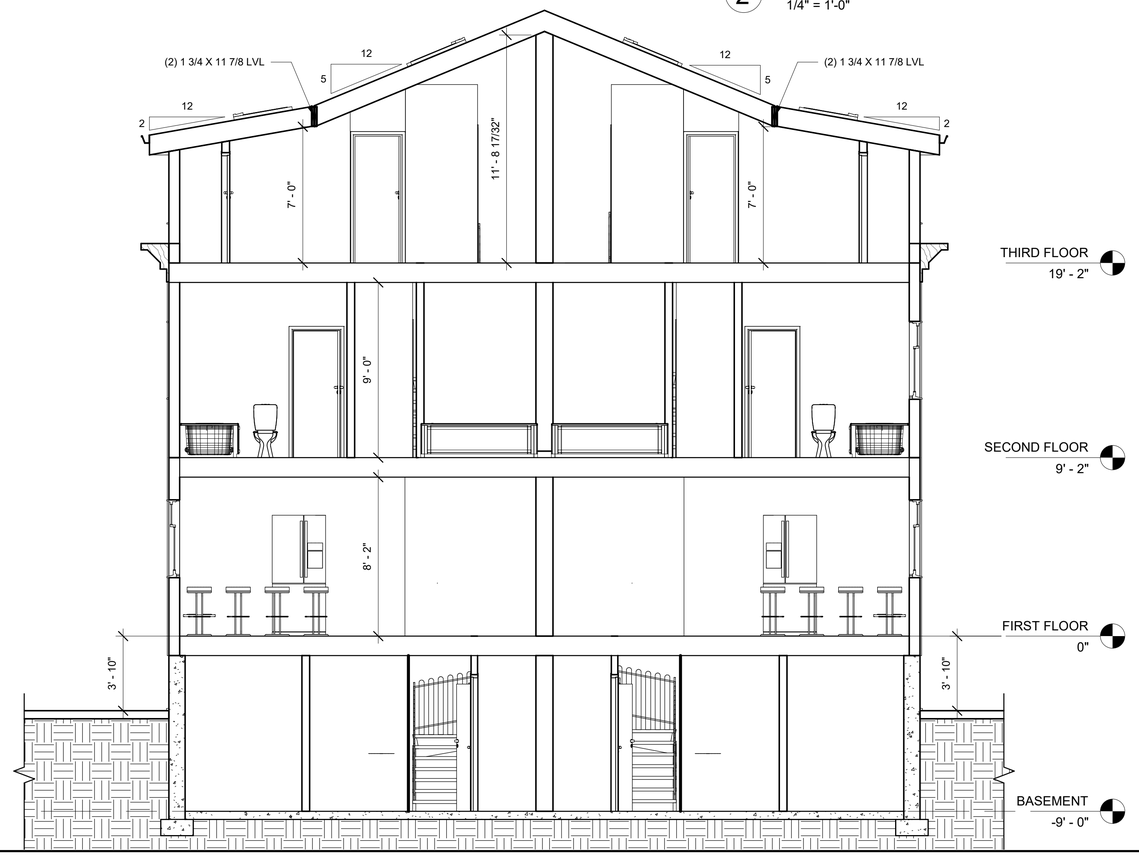
ENGINEERING & DESIGN



1 North-East
1/4" = 1'-0"



2 South-West
1/4" = 1'-0"



4 Section 3
1/4" = 1'-0"

SHEET N°: A-11

SCALE: 1/4" = 1'-0"

DATE:

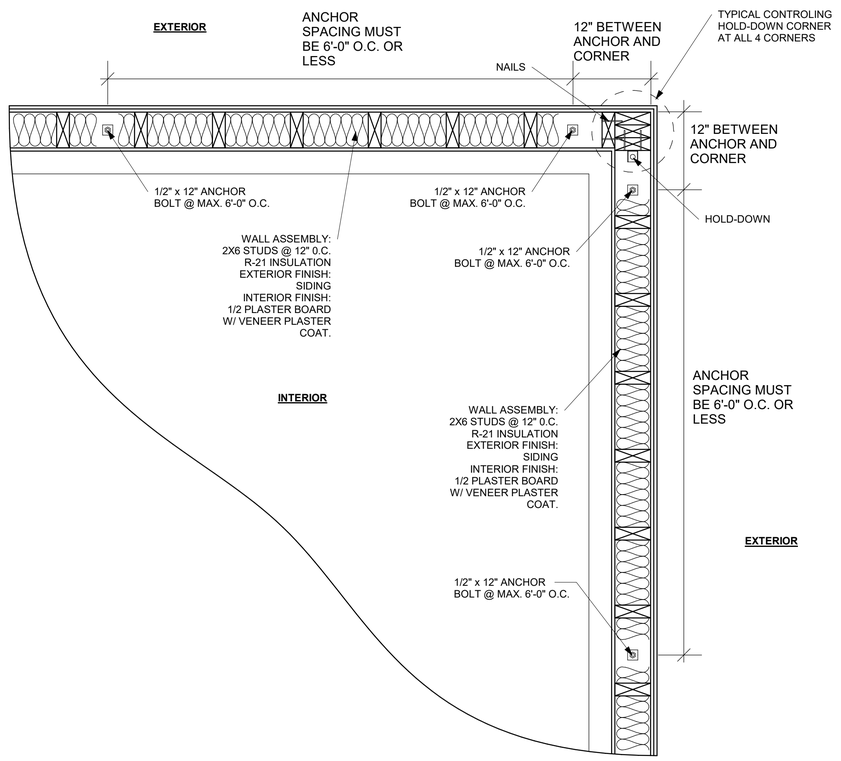
DRAWN BY: FLM

AREA: 7798 ft²

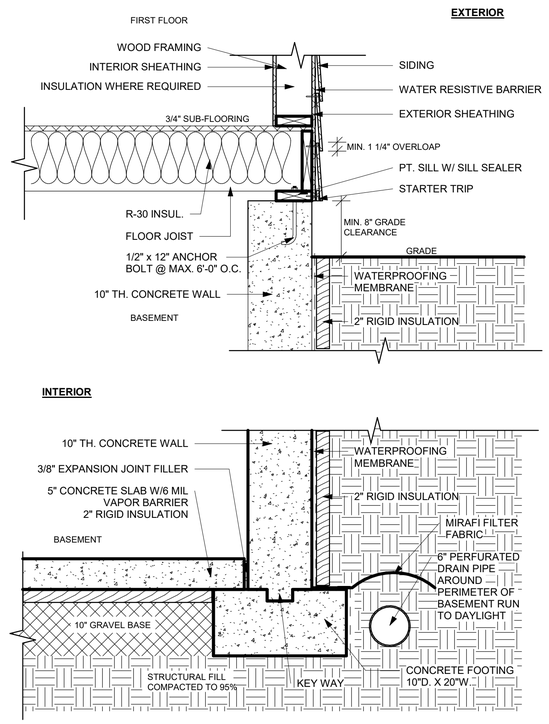
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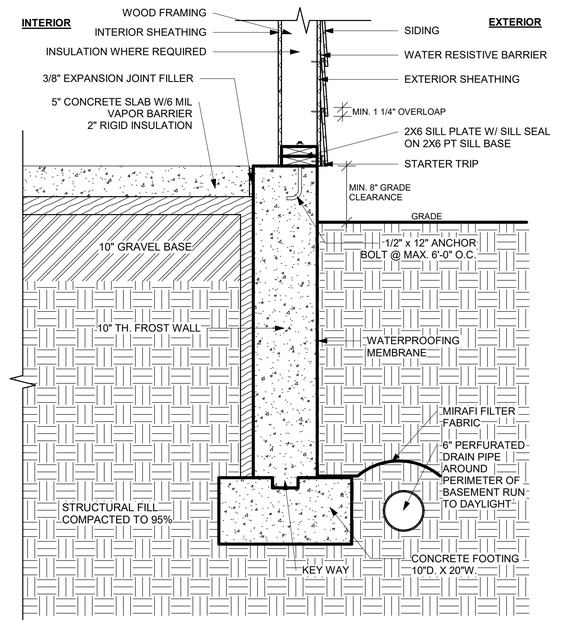
ENGINEERING & DESIGNS



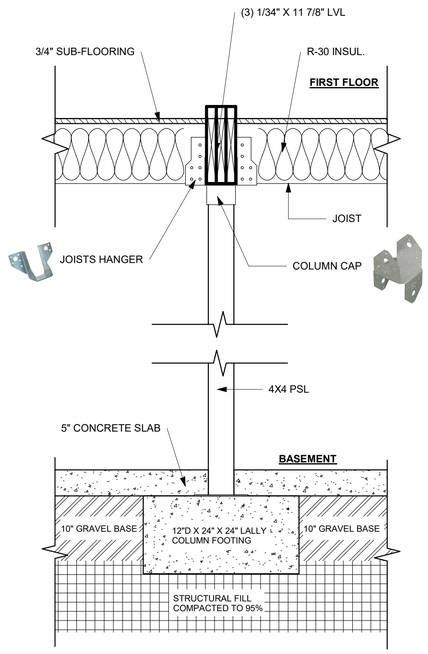
1 ANCHOR BOLTS



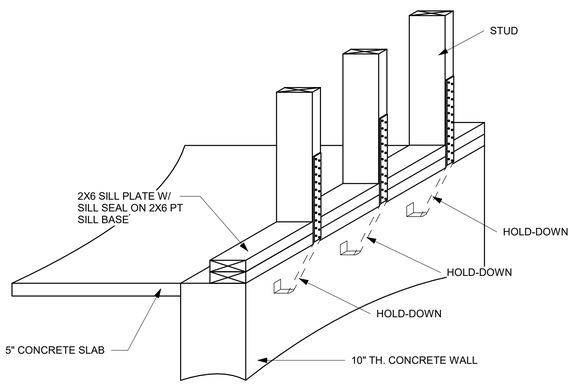
2 TYPICAL FOUNDATION WALL DETAIL



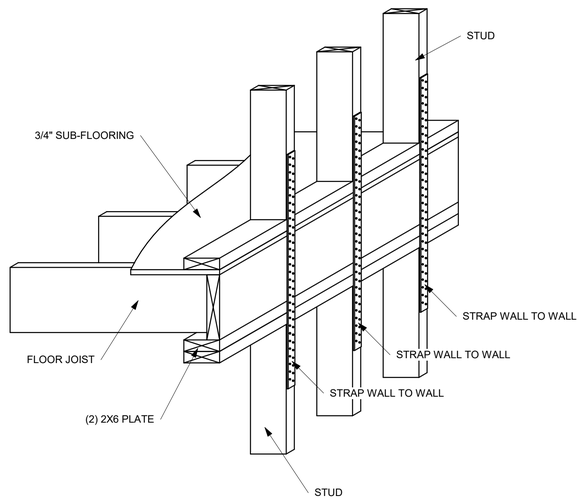
3 TYPICAL FROST WALL



4 TYPICAL LALLY COLUMN FOOTING & TOP



5 TYPICAL HOLD-DOWN IN CONCRETE



6 TYPICAL STRAP WALL TO WALL

SHEET N°: A-12

SCALE: 1" = 1'-0"

DATE:

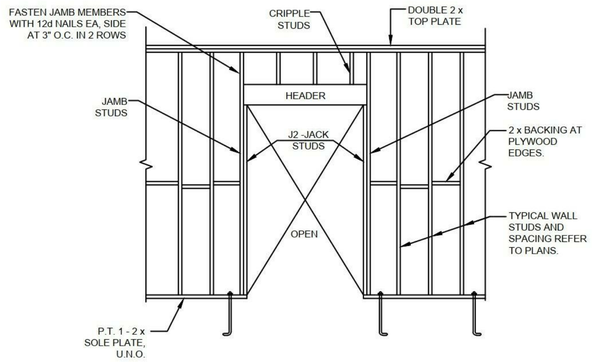
DRAWN BY: FLM

AREA: 7798 ft²

ADDRESS:
18-20 BELKNAP STREET
ARLINGTON, MA

MF ENGINNERING & DESIGN INC.
142 FISHER STREET
WESTBOROUGH, MA 01581
EMAIL: CARLOS.FERREIRA@MF-ENG.COM
PHONE: (508) 331-7261

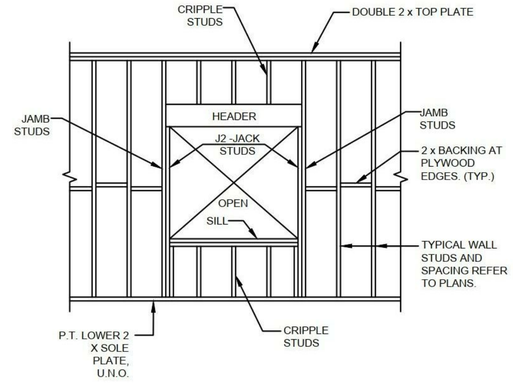
ENGINEERING & DESIGNS



NOTES:

1. REFER TO HEADER SCHEDULE FOR HEADER, JACK AND JAMB SIZES.
2. REFER TO ARCHITECTURAL DRAWINGS FOR SIZE AND LOCATION OPENINGS.
3. FOR ANCHOR BOLT SIZE AND SPACING REFER TO NOTES AND SECTIONS.

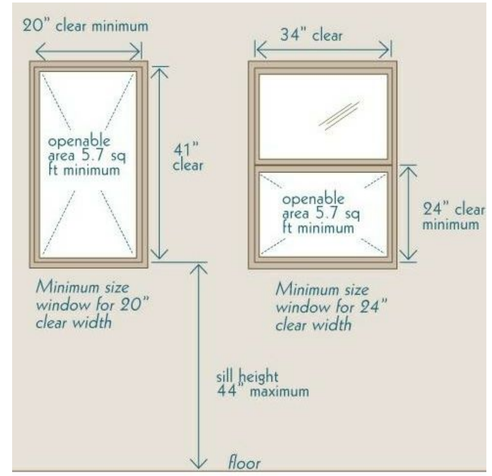
7 TYPICAL DOOR OPENINGS FRAMING DETAIL



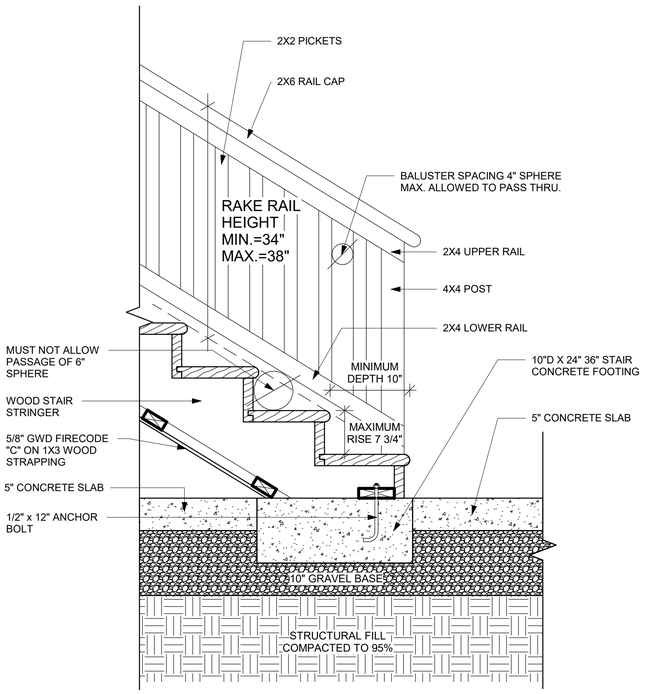
NOTES:

1. HEADER, JACK AND JAMB SIZE AND NUMBER REFER TO HEADER SCHEDULE.

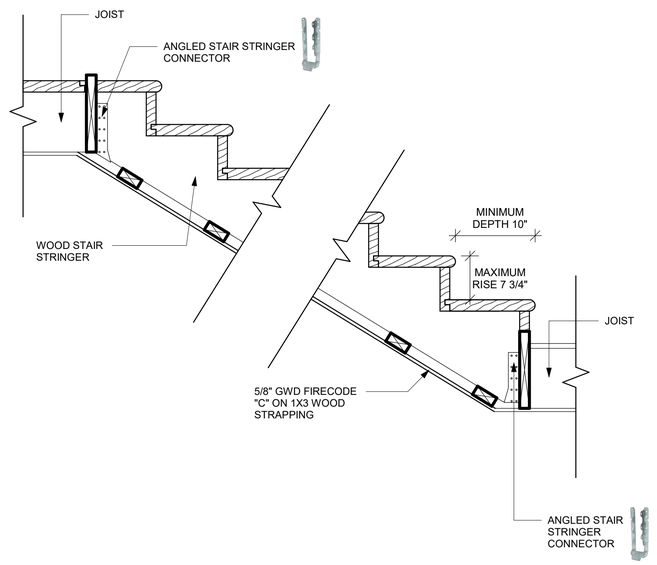
8 TYPICAL WINDOW OPENINGS FRAMING DETAIL



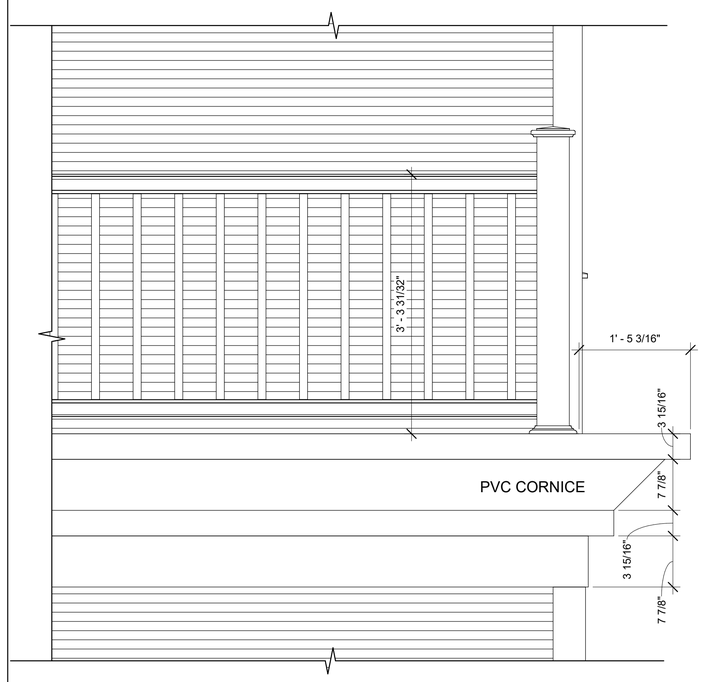
9 DETAIL OF EGRESS WINDOW



10 TYPICAL STAIR SECTION FOOTING



11 TYPICAL STAIR SECTION



12 DETAILING RAILING & CORNICE

SHEET N°: A-13

SCALE: 1" = 1'-0"

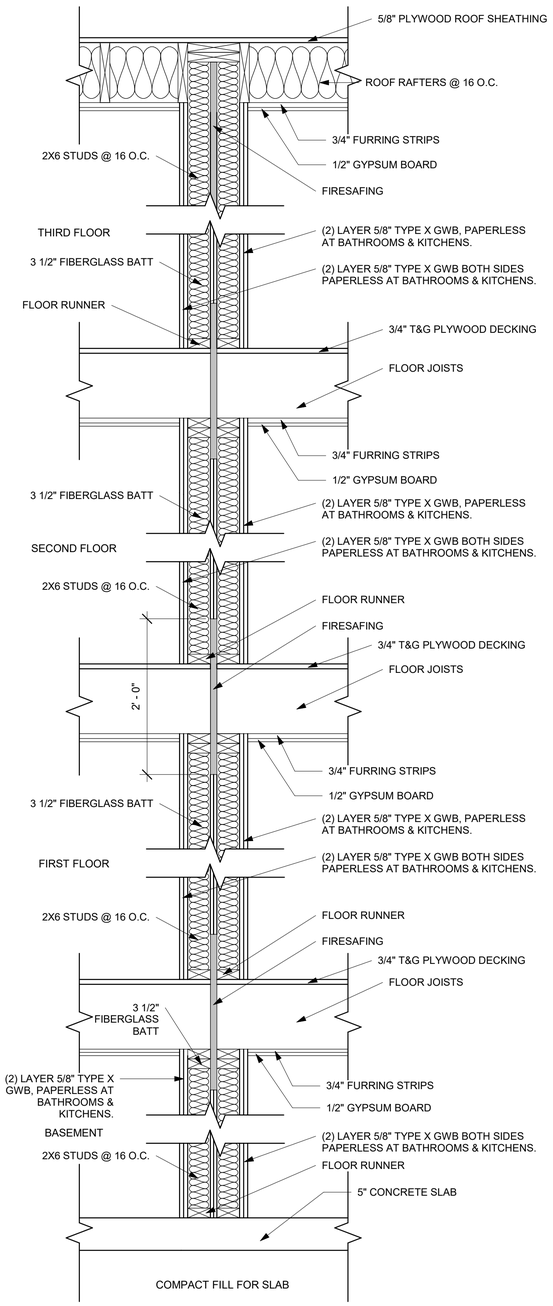
DATE:

DRAWN BY: FLM

AREA: 7798 ft²

ADDRESS:
18-20 BELKNAP STREET
ARLINGTON, MA

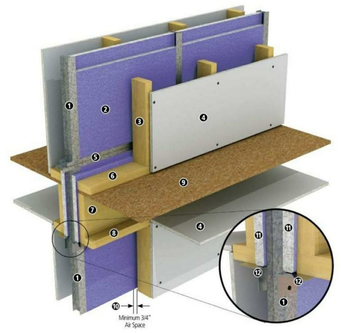
MF ENGINNERING & DESIGN INC.
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EMAIL: CARLOS.FERREIRA@MF-ENG.COM
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ENGINEERING & DESIGNS

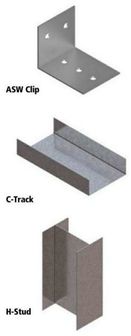


13 SECTION OF PARTY WALL
SCALE: 1" = 1'-0"

TYPICAL FLOOR/ CEILING JUNCTURE

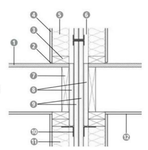
1. H-Stud
2. Two Layers 1" Shaftliner XP®
3. Stud
4. Gypsum Board
5. Double C-Track (Back to Back)
6. Bottom Plate
7. Rim Joist
8. Top Plate
9. Subfloor
10. Minimum 3/4" Air Space
11. Fire Blocking 1" Fire-Shield® Shaftliner or Mineral Wool
12. ASW Clip





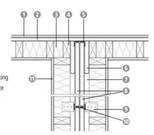
FLOOR INTERSECTION DETAIL

1. Subfloor
2. Sealant
3. 2" Wood Plate
4. Gypsum Board
5. Insulation
6. Minimum 3/4" Air Space
7. Rim Joist
8. Gypsum Board or Mineral Wool Fire Blocking
9. 1" Fire-Shield Shaftliner
10. ASW Clip
11. 2x4 Wood Stud
12. Ceiling



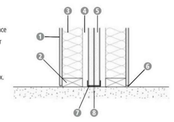
EXTERIOR WALL JUNCTION DETAIL

1. Siding
2. 5/8" Fire-Shield Gypsum Sheathing, 4' Each Side
3. Insulation
4. 2x4 Wood Stud
5. 2" C-Track
6. Gypsum Board or Mineral Wool Fire Blocking
7. Minimum 3/4" Air Space
8. 1" Fire-Shield Shaftliner
9. ASW Clip
10. 2" H-Stud
11. Gypsum Board



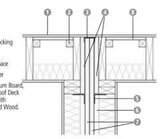
FOUNDATION DETAIL

1. Gypsum Board
2. 2x4 Wood Plate
3. Insulation
4. Minimum 3/4" Air Space
5. 1" Fire-Shield Shaftliner
6. Sealant
7. 2" C-Track
8. Fastenes 24" o.c. Max.

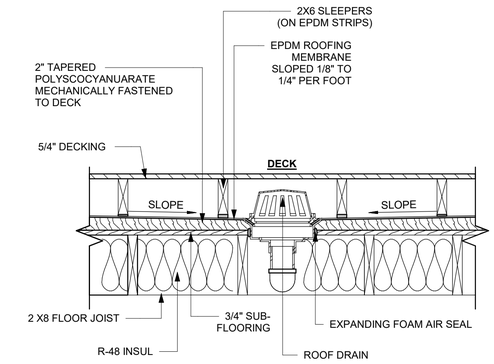


ROOF JUNCTION DETAIL

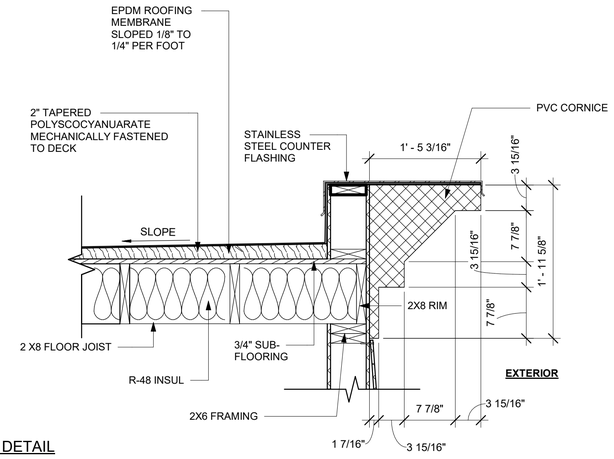
1. Roof Deck
2. 2x2 Wood Ledger
3. 2" C-Track
4. Gypsum Board or Mineral Wool Fire Blocking
5. ASW Clip
6. Minimum 3/4" Air Space
7. 1" Fire-Shield Shaftliner
8. 5/8" Fire-Shield Gypsum Board, 4' Each Side When Roof Deck is Not Constructed With Fire-Retardant Treated Wood.



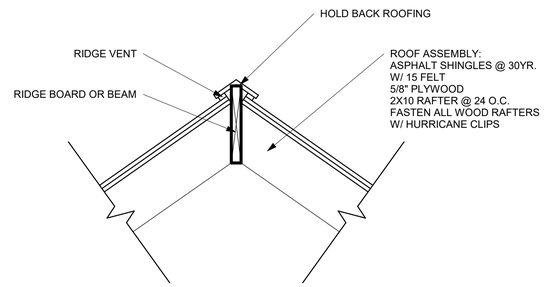
14 DETAIL OF 2 HOUR PARTITION WALL



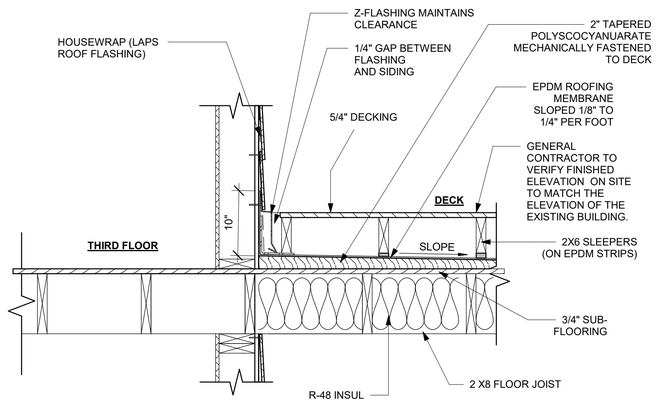
16 ROOF DRAIN



17 ROOF DETAIL



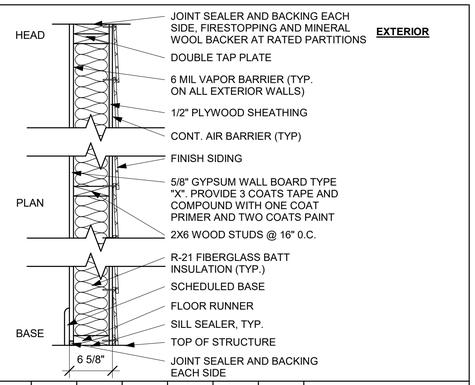
15 TYPICAL RIDGE VENT DETAIL



18 SIDEWALL FLASHING DETAIL

SHEET N°: A-14
SCALE: 1" = 1'-0"
DATE:
DRAWN BY: FLM
AREA: 7798 ft²
ADDRESS: 18-20 BELKNAP STREET ARLINGTON, MA

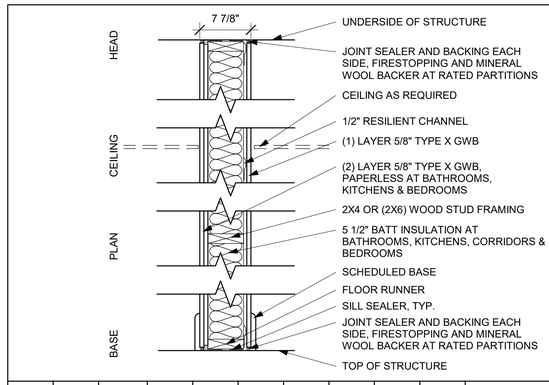
MF ENGINNERING & DESIGN INC.
142 FISHER STREET
WESTBOROUGH, MA 01581
EMAIL: CARLOS.FERREIRA@MF-ENG.COM
PHONE: (508) 331-7261
ENGINEERING & DESIGNS



PARTITION TYPE	STUD TYPE	SHEATING TYPE	ACTUAL WIDHT	FILL	FIRE TEST ANSI/UL#	FIRE RESISTANCE	STC RATING	IIC RATING	LIMITING HEIGHT	OTHER REQUIREMENTS
1	2X6 WOOD STUD	5/8" TYPE "X" GWB	6 5/8"	5 1/2" BATT	ANSI/UL #263 #356	1 Hr	-	-	16' - 4"	-

1 **EXTERIOR WALL**

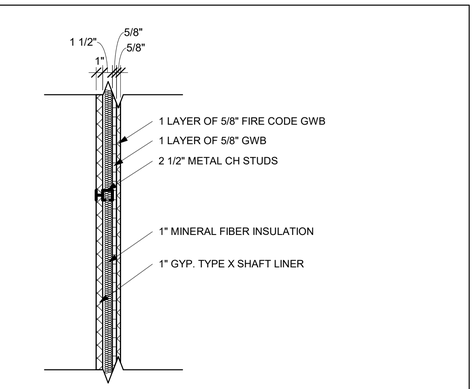
SCALE: 1" = 1'-0"



PARTITION TYPE	STUD TYPE	SHEATING TYPE	ACTUAL WIDHT	FILL	FIRE TEST ANSI/UL#	FIRE RESISTANCE	STC RATING	IIC RATING	LIMITING HEIGHT	OTHER REQUIREMENTS
4	2X6 WOOD STUD	5/8" TYPE "X" GWB	7 7/8"	3 1/2" BATT	UL# U311 SIM.	1 Hr	STC 50-54	-	16' - 4"	MR GWB@ BATH AND KITCHEN SIDE

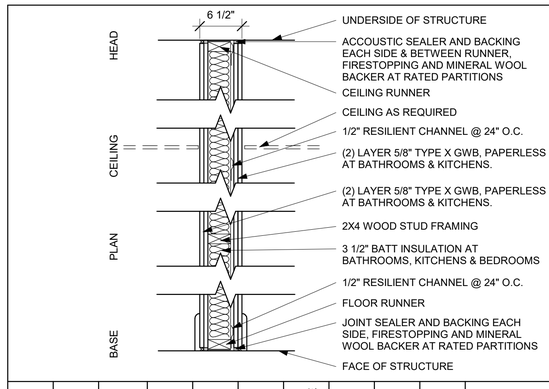
4 **PARTITION TYPE 4 - CORRIDOR WALL**

SCALE: 1" = 1'-0"



2 **TYPICAL SHAFT WALL - 2 HR FIRE RATED**

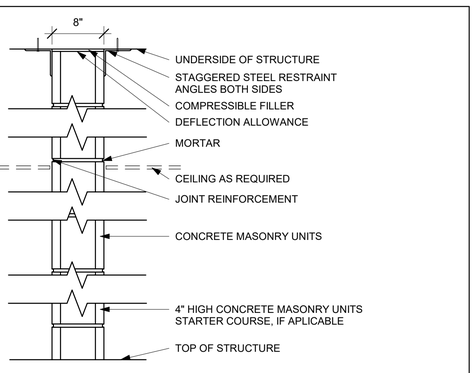
SCALE: 1" = 1'-0" 2 HR RATING UL# U438 STC: 50



PARTITION TYPE	STUD TYPE	SHEATING TYPE	ACTUAL WIDHT	FILL	FIRE TEST ANSI/UL#	FIRE RESISTANCE	STC RATING	IIC RATING	LIMITING HEIGHT	OTHER REQUIREMENTS
5	2X4 WOOD STUD	5/8" TYPE "X" GWB	6 1/2"	3 1/2" BATT	UL# U3134	2 Hr	STC 62	-	16' - 4"	-

5 **PARTITION TYPE 5 - 2 HR FIRE RATED DEMISSING WALL @ STAIRS**

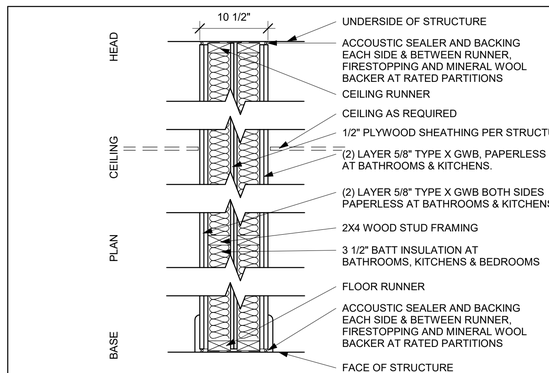
SCALE: 1" = 1'-0"



PARTITION TYPE	STUD TYPE	SHEATING TYPE	ACTUAL WIDHT	FILL	FIRE TEST ANSI/UL#	FIRE RESISTANCE	STC RATING	IIC RATING	LIMITING HEIGHT	OTHER REQUIREMENTS
3	8" CMU	-	7 5/8"	-	UL #905	2 Hr	STC 48	-	-	HOLOOW STC 48 GROUT FILLED STC 55

3 **ELEVATOR PARTITION TYPE - 2HR FIRE RATED WALL**

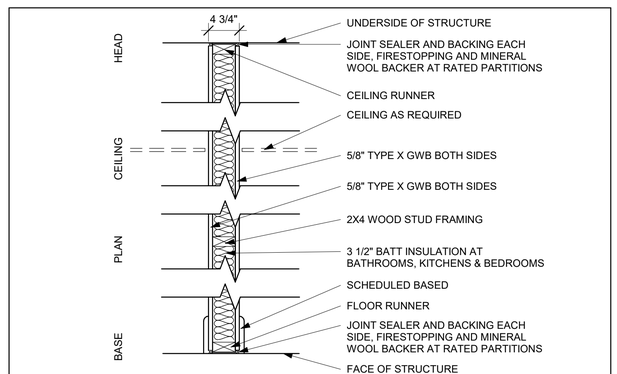
SCALE: 1" = 1'-0"



PARTITION TYPE	STUD TYPE	SHEATING TYPE	ACTUAL WIDHT	FILL	FIRE TEST ANSI/UL#	FIRE RESISTANCE	STC RATING	IIC RATING	LIMITING HEIGHT	OTHER REQUIREMENTS
6	2X4 WOOD STUD	5/8" TYPE "X" GWB	10 1/2"	3 1/2" BATT	UL# U341	1 Hr	STC 56	-	16' - 4"	-

6 **PARTITION TYPE 6 - 1 HR FIRE RATED DEMISSING WALL (1/2 HOUR WALL REQ.)**

SCALE: 1" = 1'-0"



PARTITION TYPE	STUD TYPE	SHEATING TYPE	ACTUAL WIDHT	FILL	FIRE TEST ANSI/UL#	FIRE RESISTANCE	STC RATING	IIC RATING	LIMITING HEIGHT	OTHER REQUIREMENTS
7	2X4 WOOD STUD	5/8" TYPE "X" GWB	4 3/4"	3 1/2" BATT	UL# U305	-	-	-	16' - 4"	MR GWB @ BATH AND KITCHEN SIDE
7A	2X6 WOOD STUD	5/8" TYPE "X" GWB	6 3/4"	3 1/2" BATT	UL# U305	-	-	-	16' - 4"	MR GWB @ BATH AND KITCHEN SIDE

7 **PARTITION TYPE 7 - INTERIOR WALL**

SCALE: 1" = 1'-0"

FIRE PARTITIONS BY TYPE, LOCATION AND RATINGS FOR THIS PROJECT:

BEARING EXTERIOR WALLS: COMBUSTIBLE CONSTRUCTION WITH ONE HOUR FIRE RATINGS AS REQUIRED FOR TYPE VA CONSTRUCTION. ALL EXTERIOR WALLS ARE BEARING.

INTERIOR BEARING WALLS, COLUMNS AND BEAMS: COMBUSTIBLE MATERIALS WITH ONE-HOUR FIRE RATINGS AS REQUIRED FOR TYPE VA CONSTRUCTION EXCEPT WHEN SUPPORTING HIGHER RATED COMPONENTS SUCH AS TWO HOUR RATED STAIR ENCLOSURES.

INTERIOR FLOOR ASSEMBLIES: COMBUSTIBLE WITH ONE-HOUR FIRE RATINGS AS REQUIRED FOR TYPE VA CONSTRUCTION EXCEPT WHEN SUPPORTING HIGHER RATED COMPONENTS SUCH AS TWO HOUR RATED STAIR ENCLOSURES.

ROOF ASSEMBLY: COMBUSTIBLE MATERIALS WITH ONE-HOUR FIRE RATING AS REQUIRED FOR TYPE VA CONSTRUCTION.

SHAFT AND STAIRS ENCLOSURES: CONNECTING FOUR OR MORE FLOORS. THIS APPLIES TO THE TRASH CHUTE, ALL STAIRS AND THE ELEVATORS. THE SUPPORTING CONSTRUCTION FOR TWO-HOUR FIRE BARRIERS WOULD ALSO BE REQUIRED TO HAVE A TWO-HOUR RATING.

DWELLING UNIT-TO-CORRIDOR SEPARATIONS: ONE-HOUR FIRE PARTITIONS WHEN BEARING. ALL CORRIDOR WALLS IN THIS PROJECT ARE ONE HOUR BEARING.

DWELLING UNIT-TO-DWELLING UNIT WALL SEPARATIONS: ONE-HOUR FIRE PARTITIONS WHEN NON-BEARING AND ONE-HOUR FIRE PARTITIONS WHEN BEARING. ALL SUCH WALLS ARE BEARING IN THIS PROJECT.

DWELLING UNIT-TO-DWELLING UNIT FLOOR SEPARATIONS: ONE-HOUR FIRE RATED FLOOR ASSEMBLIES EXCEPT WHEN SUPPORTING HIGH RATED COMPONENTS SUCH AS TWO HOUR RATED STAIR ENCLOSURES.

WHEN FLOOR ASSEMBLY PENETRATIONS ARE REQUIRED FOR DUCTS: IN ADDITION TO OTHER REQUIREMENT CALLING FOR CERTIFIED AND LISTED RADIANCE DAMPERS IN CEILINGS, PROVIDE ANNULAR SPACE PROTECTION AROUND DUCTS THAT PENETRATE NOT MORE THAN ONE RATED FLOOR ASSEMBLY WITH AN APPROVED NONCOMBUSTIBLE MATERIAL THAT RESISTS THE FREE PASSAGE OF FLAME AND PRODUCTS OF COMBUSTION AND PROVIDE A FIRE DAMPER AT THE PLANE OF THE FLOOR ASSEMBLY PENETRATED.

SHEET N°: A-15

SCALE: 1" = 1'-0"

DATE:

DRAWN BY: FLM

AREA: 7798 ft²

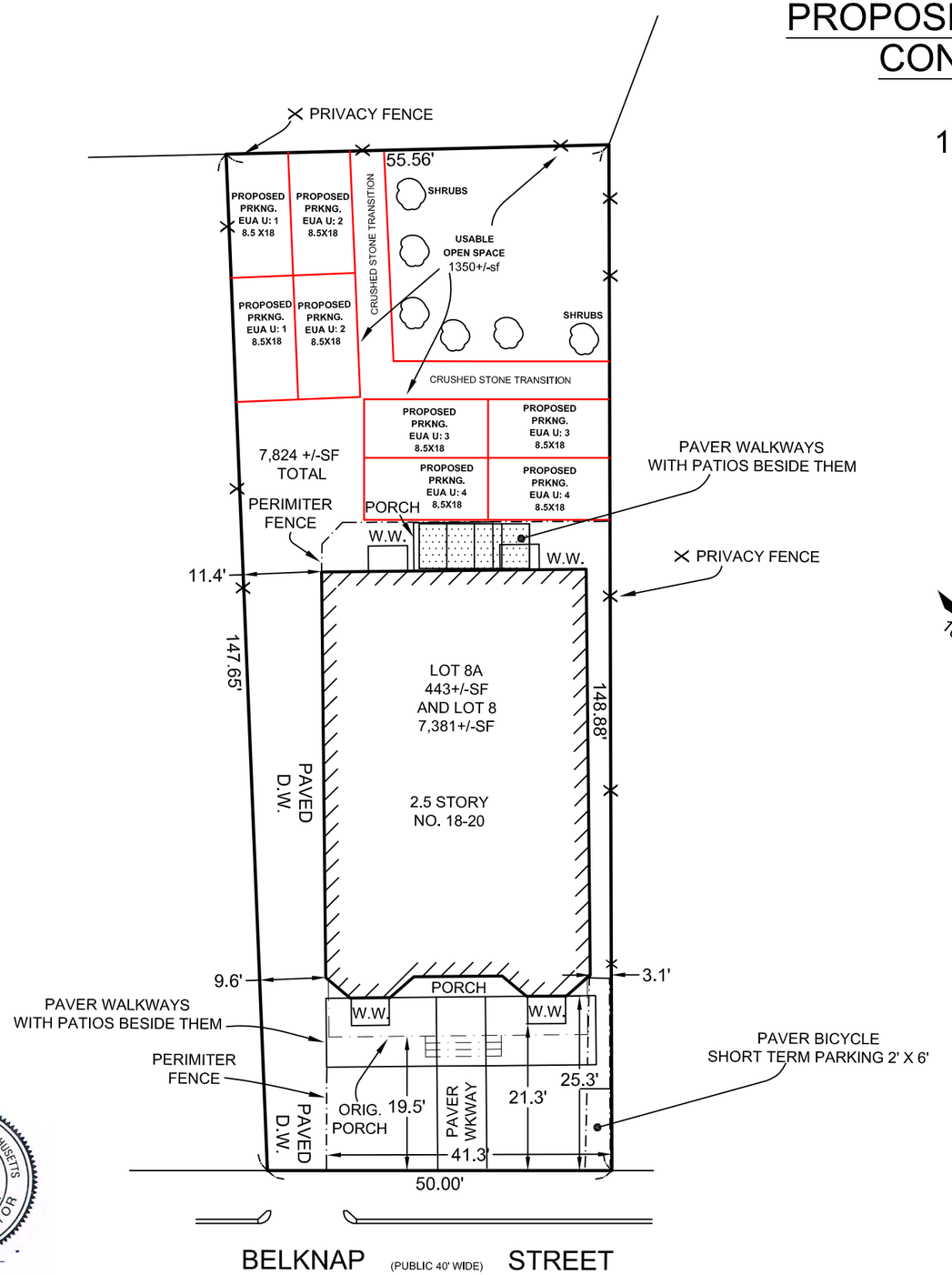
ADDRESS:
18-20 BELKNAP STREET
ARLINGTON, MA

MF ENGINNERING & DESIGN INC.
142 FISHER STREET
WESTBOROUGH, MA 01581
EMAIL: CARLOS.FERREIRA@MF-ENG.COM
PHONE: (508) 331-7261
ENGINEERING & DESIGNS

PROPOSED 18-20 BELKNAP STREET
CONDOMINIUM SITE PLAN

LOCATED AT
18-20 BELKNAP STREET
ARLINGTON, MA

RESERVED FOR REGISTRY USE



ELEVATIONS

FIRST FLOOR: 100' (ASSUMED)
ROOF PEAK FROM 1ST FL: 130.5'
ROOF PEAK FROM AVG. GRADE: 133.8'
LOT SLOPE > 5%

REFERENCES

DEED: BOOK 11247, PAGE 366
PLANS: PLAN BOOK 102, PLAN 1; 880 OF 1966

NOTES

THIS PLAN WAS MADE FROM AN INSTRUMENT SURVEY ON THE GROUND IN JUNE OF 2021 AND ALL STRUCTURES ARE LOCATED AS SHOWN HEREON.

THE PROPERTY LINES SHOWN ARE LINES DIVIDING EXISTING OWNERSHIPS, AND THE LINES OF STREETS AND WAY SHOWN ARE THOSE OF PUBLIC OR PRIVATE STREETS OR WAYS ALREADY ESTABLISHED, AND THAT NO NEW LINES FOR DIVISION OF EXISTING OWNERSHIPS OR FOR NEW WAYS ARE SHOWN.

THIS PLAN FULLY AND ACCURATELY DEPICTS THE LOCATIONS AND DIMENSIONS OF THE BUILDINGS AS BUILT AND FULLY LISTS THE UNITS CONTAINED THEREIN, AND FURTHER FULLY AND ACCURATELY DEPICTS, LOCATES AND PROVIDES THE DIMENSIONS OF ALL LIMITED OR EXCLUSIVE USE COMMON AREAS AND FACILITIES OF THE CONDOMINIUM OUTSIDE OF ANY BUILDING.

THIS PLAN WAS PREPARED IN CONFORMITY WITH THE RULES AND REGULATIONS OF THE REGISTERS OF DEEDS OF THE COMMONWEALTH OF MASSACHUSETTS.

COMMONWEALTH OF MASSACHUSETTS
THOMAS P. BERNARDI
NO. 49190
PROFESSIONAL LAND SURVEYOR

THOMAS BERNARDI P.L.S. **DATE: JULY 18, 2022**

MASSACHUSETTS SURVEY CONSULTANTS
GLOUCESTER, MA 01930
617 899-0703

SCALE: 1 INCH = 20 FEET

Town of Arlington, Massachusetts

Department of Planning & Community Development

730 Massachusetts Avenue, Arlington, Massachusetts 02476

Public Hearing Memorandum

The purpose of this memorandum is to provide the Arlington Redevelopment Board and public with technical information and a planning analysis to assist with the regulatory decision-making process.

To: Arlington Redevelopment Board

From: Kelly Lynema, Secretary Ex-Officio

Subject: Environmental Design Review, 18-20 Belknap Street, Arlington, MA
Docket #3704

Date: July 7, 2022

I. Docket Summary

This is an application filed on June 16, 2022 by Spy Pond Development, LLC, 2464 Massachusetts Avenue, Cambridge, MA to renovate and convert the existing building at 18-20 Belknap Street, Arlington, MA to its original nonconforming use as a four-unit residential building within the R22 Two-Family District. The opening of Special Permit Docket #3704 will allow the Board to review and approve the project under Section 3.4, Environmental Design Review.

The Applicant proposes to renovate and convert the existing building from an illegal six-unit residential building to its original nonconforming use as a four-unit residential building in the R2 Two-Family District, which is the most recent legally nonconforming use of the property. The renovation includes the demolition of the prior accessory garage, rehabilitation of a structure that has fallen into disrepair, the introduction of usable open space to the site, and additions to the front, rear, and third story of the building. The application is before the Board because a small portion of the property abuts the Minuteman Bikeway.

Materials submitted for consideration of this application:

- Application for EDR Special Permit and Impact Statement, dated June 15, 2022;
- Existing and Proposed Site Plans, dated January 24, 2022;

- Floor Plans and Elevations, dated July 28, 2021;
- Existing Conditions Plans, undated circa 2021 ;
- Memorandum from Town Counsel, Douglas W. Heim, re: Opinion Re: Scope and Limits of ARB Authority, dated August 13, 2020; and
- Floor Plans with Half Story Delineations, dated June 15, 2022.

II. Application of Special Permit Criteria (Arlington Zoning Bylaw, Section 3.3)

1. Section 3.3.3.A.

The use requested is listed as a Special Permit in the use regulations for the applicable district or is so designated elsewhere in this Bylaw.

The site is currently located in the R2 Two-Family zoning district. The building was originally constructed around 1910 as a four-unit building, and later allowed as a pre-existing nonconforming use upon the Town's adoption of the Zoning Bylaw.[1] The use was continued through at least 1967; in 1968, Arc Realty Trust (the owner at the time) petitioned the Zoning Board of Appeals (ZBA) for a variance to convert the building from four units to six units (ZBA Docket No. 976). The application was denied. In 1980, Arc Realty Trust again petitioned the ZBA for a variance to convert the building from four units to six units and to grant a special permit to continue the use of an existing six-unit building (ZBA Docket 2327 and 2328). The application was again denied, however the illegal use as a six-unit building was continued until the current Applicant purchased the building.

Over recent years and prior to the Applicant's acquisition of the property, the building had fallen into disrepair, and was maintained as an illegal, non-permitted, six-unit structure. The Applicant has made significant improvements to the façade and proposes to convert the building from its prior illegal use as a six-unit apartment building to its pre-existing nonconforming use as a four-unit building. While a four-unit building is not allowed by right or by special permit in the R2 zoning district, the Board may choose to grant a Special Permit for the proposed use under Section 8.1.2(B) as an extension of a legally nonconforming use if it makes a finding provided for in M.G.L. c. 40A, Section 6 that the extended nonconforming use is not more detrimental to the neighborhood than the existing use.

2. Section 3.3.3.B.

The requested use is essential or desirable to the public convenience or welfare.

[1] The Middlesex South Online Registry of Deeds does not date back to the early 1900s, however the 1912 Arlington Directory lists four individual units occupied at 14-16 Belknap Street, 18-20 Belknap Street, and 28-30 Belknap Street, serving as evidence of several four-unit buildings existing in the neighborhood, predating the Town's adoption of the Zoning Bylaw which ultimately made these uses pre-existing nonconformities. https://archive.org/details/arlingtoncitydir1912arli/page/218/mode/2up

Although the neighborhood is zoned R2, which generally allows one- and two-family dwellings, two other abutting structures have similar pre-existing nonconforming uses as four-unit buildings, and there exist other multi-family buildings in the immediate neighborhood, which contribute to a diversity of housing options in the Town. The Board can find that this condition is met.

3. **Section 3.3.3.C.**
 The requested use will not create undue traffic congestion or unduly impair pedestrian safety.

 The proposed four-unit residential use is the same as the pre-existing, nonconforming use that has been on the site for many years. As such, it will not create any additional traffic or pedestrian safety impacts in the area. The Board can find that this condition is met.

4. **Section 3.3.3.D.**
 The requested use will not overload any public water, drainage or sewer system or any other municipal system to such an extent that the requested use or any developed use in the immediate area or in any other area of the Town will be unduly subjected to hazards affecting health, safety, or the general welfare.

 The proposed four-unit residential use would replace the six-unit residential use, which has been on the site for many years and has not overloaded any public utilities. The Board can find that this condition is met.

5. **Section 3.3.3.E.**
 Any special regulations for the use as may be provided in the Bylaw are fulfilled.

 No special regulations are applicable to the proposal.

6. **Section 3.3.3.F.**
 The requested use will not impair the integrity or character of the district or adjoining districts, nor be detrimental to the health or welfare.

 The pre-existing nonconforming use has been present in this neighborhood at this building and other adjacent buildings for more than a century, and does not impair the integrity or character of the neighborhood. The Board can find that this condition is met.

7. **Section 3.3.3.G.**
 The requested use will not, by its addition to a neighborhood, cause an excess of the use that could be detrimental to the character of said neighborhood.

 The proposed use is a reduction in the number of residential units as were provided in the previous use. The Board can find that this condition is met.

III. Environmental Design Review Standards (Arlington Zoning Bylaw, Section 3.4)

1. EDR-1 Preservation of Landscape

The landscape shall be preserved in its natural state, insofar as practicable, by minimizing tree and soil removal, and any grade changes shall be in keeping with the general appearance of neighboring developed areas.

The site's prior condition was predominately impervious. The Applicant proposes to remove a detached garage from the rear of the site and remove pavement from 1,428 square feet of the rear yard, converting it to usable open space. The amount of landscaped open space will increase from 1,268 to 1,467 square feet (+199 square feet). The Board can find that this condition is met.

2. EDR-2 Relation of the Building to the Environment

Proposed development shall be related harmoniously to the terrain and to the use, scale, and architecture of the existing buildings in the vicinity that have functional or visible relationship to the proposed buildings. The Arlington Redevelopment Board may require a modification in massing so as to reduce the effect of shadows on the abutting property in an R0, R1 or R2 district or on public open space.

The most recent legally nonconforming use on the property was a four-unit residential building. The Applicant intends to maintain this density, which is consistent with several other properties in the neighborhood. Although the number of units will decrease, the proposed project includes two additions that will expand the building's footprint, and two shed dormers that will increase the gross floor area of the top floor.

Note that floor area ratio (FAR) applies to this structure because of its four-unit use. In the R2 district, the FAR of single-family and two-family homes is not limited to a maximum number, while other permitted structures are limited to 0.35. As a result of its nonconforming use, the existing structure is nonconforming with respect to Floor Area Ratio (FAR) and the proposed expansion of the building will increase this nonconformity. However, staff were unable to accurately confirm the existing and proposed FAR from the application materials. There are conflicting calculations within the submitted materials regarding the existing and proposed total gross floor area. The Applicant should be prepared to clarify these calculations for the Board, if requested.

Regardless of clarification on the calculation of FAR, both the existing and proposed building exceed the allowable FAR in the R2 Zoning District. To better understand how the existing and proposed massing of the building compare to buildings in the immediate area, staff used Town Assessor data to compare the ratio of land area to gross floor area of the neighboring properties below using the assessor database. Note that a calculation of FAR for each building could not be calculated for these properties

based on assessor data, as the Zoning Bylaw calculation of Gross Floor Area is different than the Town Assessor definition of "gross area".

Address	Land Area (sf)	Gross Area (sf)	Gross Area/ Land Area
12 Belknap St	7,291	5,463	0.75
22-24 Belknap	10,440	5,319	0.51
25 Linwood	7,435	5,910	0.79
19 Linwood	6,283	5,488	0.87
22 Linwood	6,405	5,582	0.87
18-20 Belknap (current)	8,824	7,868	0.89
17 Marion Rd	4,845	4,975	1.03
18-20 Belknap (proposed)	8,824	9,146*	1.04
17-19 Belknap	5,055	5,494	1.09
18 Marion Rd	4,850	5,476	1.13
13-15 Belknap St	7,440	8,502	1.14
14-16 Belknap St	6,910	8,010	1.16
15 Marion Rd	4,821	5,874	1.22
28-30 Belknap	8,850	12,114	1.37

Based on the above calculations the massing of the proposed building, while larger than the existing building, is not out of scale or character with the many of the surrounding buildings in the neighborhood.

On July 7, 2022, the Applicant provided updated materials indicating the area of the third level that is greater than 7 feet 0 inches in height. Specific area calculations were not provided. Based on this information, it is possible but unclear from the submitted materials whether the third level conforms with the definition of a half story in Section 2 of the Zoning Bylaw. The proposed dormers on the roof may work to make the altered structure a three-story building, where only two and a half stories are allowed in the R2 district. The Applicant should be prepared to clarify whether the third level meets the definition of a half story and clarify their calculations for the Board, if requested.

After conferring with Town Counsel, because the property is under ARB jurisdiction per Section 3.4.2(A), the ARB can choose to make a determination approving the extension of legally nonconforming dimensions. Overall, the Board may want more detailed information regarding the proposed increase in floor area, the calculation of FAR, and whether the proposed dormers comply with the definition of half story.

3. **EDR-3 Open Space**

All open space (landscaped and usable) shall be so designed as to add to the visual amenities of the vicinity by maximizing its visibility for persons passing by the site or overlooking it from nearby properties. The location and configuration of usable open

space shall be so designed as to encourage social interaction, maximize its utility and facilitate maintenance.

There is currently no usable open space on the site. The Applicant proposes to demolish a detached garage and remove impervious pavement at the rear of the site and establish usable open space in the back yard. The Board can find that this condition is met.

4. **EDR-4 Circulation**

With respect to vehicular and pedestrian and bicycle circulation, including entrances, ramps, walkways, drives, and parking, special attention shall be given to location and number of access points to the public streets (especially in relation to existing traffic controls and mass transit facilities), width of interior drives and access points, general interior circulation, separation of pedestrian and vehicular traffic, access to community facilities, and arrangement of vehicle parking and bicycle parking areas, including bicycle parking spaces required by Section 6.1.12 that are safe and convenient and, insofar as practicable, do not detract from the use and enjoyment of proposed buildings and structures and the neighboring properties.

Eight parking spaces (two tandem spaces per unit) will be provided at the rear of the site. Each space will be assigned to a dwelling unit to ensure orderly vehicular circulation. While the Zoning Bylaw does not provide parking minimums for townhome structures, the Applicant is providing two parking spaces per unit, which meets the minimum number of spaces required for a 3 or more bedroom apartment.

The Applicant has not proposed exterior bicycle parking spaces, however per Section 6.1.12 there is no minimum number of long or short term bicycle parking spaces required for townhouse structures.

The Board can find that this condition is met.

5. **EDR-5 Surface Water Drainage**

Special attention shall be given to proper site surface drainage so that removal of surface waters will not adversely affect neighboring properties or the public storm drainage system. Available Best Management Practices for the site should be employed, and include site planning to minimize impervious surface and reduce clearing and re-grading. Best Management Practices may include erosion control and stormwater treatment by means of swales, filters, plantings, roof gardens, native vegetation, and leaching catch basins. Stormwater should be treated at least minimally on the development site; that which cannot be handled on site shall be removed from all roofs, canopies, paved and pooling areas and carried away in an underground drainage system. Surface water in all paved areas shall be collected in intervals so that it will not obstruct the flow of vehicular or pedestrian traffic and will not create puddles in the paved areas.

In accordance with Section 3.3.4., the Board may require from any applicant, after consultation with the Director of Public Works, security satisfactory to the Board to insure the maintenance of all stormwater facilities such as catch basins, leaching catch basins, detention basins, swales, etc. within the site. The Board may use funds provided by such security to conduct maintenance that the applicant fails to do.

The Board may adjust in its sole discretion the amount and type of financial security such that it is satisfied that the amount is sufficient to provide for any future maintenance needs.

The proposal includes a reduction in the impervious surface on site and the addition of landscaped areas. This should improve surface water drainage over existing conditions. The Board can find that this condition is met.

6. **EDR-6 Utilities Service**
 Electric, telephone, cable TV, and other such lines of equipment shall be underground. The proposed method of sanitary sewage disposal and solid waste disposal from all buildings shall be indicated.

 Utility access will not change as a result of this proposal. The Board can find that this condition is met.

7. **EDR-7 Advertising Features**
 The size, location, design, color, texture, lighting and materials of all permanent signs and outdoor advertising structures or features shall not detract from the use and enjoyment of proposed buildings and structures and the surrounding properties.

 This is a residential project. There will be no signage or advertising features on the property. The Board can find that this condition is met.

8. **EDR-8 Special Features**
 Exposed storage areas, exposed machinery installations, service areas, truck loading areas, utility buildings and structures, and similar accessory areas and structures shall be subject to such setbacks, screen plantings or other screening methods as shall reasonably be required to prevent their being incongruous with the existing or contemplated environment and the surrounding properties.

 This is a residential project. There are no special features proposed. The Board can find that this condition is met.

9. **EDR-9 Safety**
 With respect to personal safety, all open and enclosed spaces shall be designed to facilitate building evacuation and maximize accessibility by fire, police and other emergency personnel and equipment. Insofar as practicable, all exterior spaces and

interior public and semi-public spaces shall be so designed to minimize the fear and probability of personal harm or injury by increasing the potential surveillance by neighboring residents and passersby of any accident or attempted criminal act.

The building will contain a full sprinkler system and individual units will be clearly marked. Open spaces will be fenced to maintain residents' privacy. The Board can find that this condition is met.

10. EDR-10 Heritage

With respect to Arlington's heritage, removal or disruption of historic, traditional or significant uses, structures or architectural elements shall be minimized insofar as practical whether these exist on the site or on adjacent properties.

The building and property are not listed on the *Inventory of Historically or Architecturally Significant Properties in the Town of Arlington.* The Board can find that this condition is met.

11. EDR-11 Microclimate

With respect to the localized climatic characteristics of a given area, any development which proposes new structures, new hard surface, ground coverage or the installation of machinery which emits heat, vapor or fumes shall endeavor to minimize insofar as practicable, any adverse impacts on light, air and water resources or on noise and temperature levels of the immediate environment.

There are no proposed changes that would affect the microclimate. The Board can find that this condition is met.

12. EDR-12 Sustainable Building and Site Design

Projects are encouraged to incorporate best practices related to sustainable sites, water efficiency, energy and atmosphere, materials and resources, and indoor environmental quality. Applicants must submit a current Green Building Council Leadership in Energy and Environmental Design (LEED) checklist, appropriate to the type of development, annotated with narrative description that indicates how the LEED performance objectives will be incorporated into the project.

A LEED checklist was not provided.

IV. Conditions

A. General

1. Any substantial or material deviation during construction from the approved plans and specifications is subject to the written approval of the Arlington

Redevelopment Board.

2. The Board maintains continuing jurisdiction over this permit and may, after a duly advertised public hearing, attach other conditions or modify these conditions as it deems appropriate in order to protect the public interest and welfare.

3. Snow removal from all parts of the site, as well as from any abutting public sidewalks, shall be the responsibility of the owner and shall be accomplished in accordance with Town Bylaws.

4. Trash shall be picked up only on Monday through Friday between the hours of 7:00 am and 6:00 pm. All exterior trash and storage areas on the property, if any, shall be properly screened and maintained in accordance with Article 30 of Town Bylaws.

PLANNING & COMMUNITY DEVELOPMENT

TOWN OF ARLINGTON
REDEVELOPMENT BOARD 2022 JUN 16 P 5:04
Application for Special Permit In Accordance with Environmental Design Review Procedures (Section 3.4 of the Zoning Bylaw)

Docket No. 3704

1. Property Address 18-20 BELKNAP STREET, ARLINGTON, MA 02474
Name of Record Owner(s) SPY POND DEVELOPMENT, LLC Phone 617-835-0555
Address of Owner 2464 MASSACHUSETTS AVENUE, CAMBRIDGE, MA 02140
Street City, State, Zip

2. Name of Applicant(s) (if different than above) _____
Address _____ Phone _____
Status Relative to Property (occupant, purchaser, etc.) _____

3. Location of Property MAP: 008.0 BLOCK: 0002 LOT: 0005.0
Assessor's Block Plan, Block, Lot No.

4. Deed recorded in the Registry of deeds, Book 78258, Page 582;
-or- registered in Land Registration Office, Cert. No. _____, in Book _____, Page _____.

5. Present Use of Property (include # of dwelling units, if any) 6 NONCONFORMING RESIDENTIAL RENTAL UNITS

6. Proposed Use of Property (include # of dwelling units, if any) 4 OWNER-OCCUPIED TOWNHOUSE RESIDENCES

7. Permit applied for in accordance with the following Zoning Bylaw section(s)

section(s)	title(s)
3.4	ENVIRONMENTAL DESIGN REVIEW
3.4.2(A)	CONSTRUCTION OR RECONSTRUCTION ON A SITE ABUTTING MINUTEMAN BIKEWAY.

8. Please attach a statement that describes your project and provide any additional information that may aid the ARB in understanding the permits you request. Include any reasons that you feel you should be granted the requested permission.

PLEASE REVIEW ENTIRE ARB EDR APPLICATION PACKAGE IN DETAIL.

(In the statement below, strike out the words that do not apply)

The applicant states that SPY POND DEVELOPMENT, LLC is the owner -or- occupant -or- purchaser under agreement of the property in Arlington located at 18-20 BELKNAP STREET, ARLINGTON, MA 02474 which is the subject of this application; and that unfavorable action -or- no unfavorable action has been taken by the Zoning Board of Appeals on a similar application regarding this property within the last two years. The applicant expressly agrees to comply with any and all conditions and qualifications imposed upon this permission, either by the Zoning Bylaw or by the Redevelopment Board, should the permit be granted.

RECEIVED

Signature of Applicant(s)

2464 MASSACHUSETTS AVENUE 617-835-0555
Address CAMBRIDGE, MA 02140 Phone

2022 JUN 17 AM 11:20
TOWN CLERK'S OFFICE
ARLINGTON, MA 02174

Updated August 28, 2018

Town of Arlington Redevelopment Board
Application for Special Permit in accordance with
Environmental Design Review (Section 3.4)

Required Submittals Checklist

Two full sets of materials and one electronic copy are required. A model may be requested. Review the ARB's Rules and Regulations, which can be found at arlingtonma.gov/arb, for the full list of required submittals.

- ✓ Dimensional and Parking Information Form (see attached)
- ✓ Site plan of proposal
- N/A Model, if required
- ✓ Drawing of existing conditions
- ✓ Drawing of proposed structure
- ✓ Proposed landscaping. May be incorporated into site plan
- ✓ Photographs
- ✓ Impact statement
- N/A Application and plans for sign permits
- N/A Stormwater management plan (for stormwater management during construction for projects with new construction

FOR OFFICE USE ONLY

_____ Special Permit Granted Date: _____

_____ Received evidence of filing with Registry of Deeds Date: _____

_____ Notified Building Inspector of Special Permit filing Date: _____

TOWN OF ARLINGTON
Dimensional and Parking Information
for Application to
The Arlington Redevelopment Board

Docket No. 3764

Property Location 18-20 BELKNAP STREET

Zoning District R2

Owner: SPY POND DEVELOPMENT, LLC

Address: 2464 MASSACHUSETTS AVENUE CAMBRIDGE, MA 02140

Present Use/Occupancy: No. of Dwelling Units:

6 NONCONFORMING RENTAL APARTMENTS

Uses and their gross square feet:

RENTALS 5,228SF

Proposed Use/Occupancy: No. of Dwelling Units:

4 OWNER-OCCUPIED RESIDENCES

Uses and their gross square feet:

OWNER-OCCUPIED RESIDENCES 5,717 SF

	Present Conditions	Proposed Conditions	Min. or Max. Required by Zoning for Proposed Use
Lot Size	7,824SF	7,824SF	min. 6,000SF
Frontage	50FT	50FT	min. 60FT
Floor Area Ratio	.67	.78	max. .35
Lot Coverage (%), where applicable	30.8%	30.4%	max. 35%
Lot Area per Dwelling Unit (square feet)	1,304SF	1,956SF	min.
Front Yard Depth (feet)	25.3FT	20.3FT	min. 20FT
Side Yard Width (feet) right side	3.1FT	3.1FT	min. 10FT
left side	9.4FT	9.4FT	min. 10FT
Rear Yard Depth (feet)	70.8FT	65.8FT	min. 20FT
Height			min.
Stories	2.5	2.5	stories 2.5
Feet	31.9	32.2	feet 35
Open Space (% of G.F.A.)			min. 10% OF 6153 (GFA) 30% OF 6153 (GFA)
Landscaped (square feet)	1,268SF	1,467SF	(s.f.)
Usable (square feet)	0	1,428	(s.f.)
Parking Spaces (No.)	6	8	min.
Parking Area Setbacks (feet), where applicable			min.
Loading Spaces (No.)			min.
Type of Construction	FIRE PROTECTED WOOD FRAME		
Distance to Nearest Building			min.

TOWN OF ARLINGTON
Open Space / Gross Floor Area Information

Refer to Section 2: *Definitions*, and Section 5: *District Regulations* in the Zoning Bylaw of the Town of Arlington before completing this form.

Address: 18-20 Belknap Street **Zoning District:** R2

OPEN SPACE*	**EXISTING**	**PROPOSED**
Total lot area	7824	7824
Open Space, Usable	0	1428
Open Space, Landscaped	1268	1467

* Refer to the Definitions in Section 2 of the Zoning Bylaw.

GROSS FLOOR AREA (GFA)†		
Accessory Building	448.68	0
Basement or Cellar (meeting the definition of Story, excluding mechanical use areas)	0	0
1st Floor	1,956.83	2,382.04
2nd Floor	1,956.83	2,223.00
3rd Floor	0	0
4th Floor	0	0
5th Floor	0	0
Attic (greater than 7'-0" in height, excluding elevator machinery, or mechanical equipment)	1040.79	1,112.49
Parking garages (except as used for accessory parking or off-street loading purposes)	0	0
All weather habitable porches and balconies	319.33	435.74
Total Gross Floor Area (GFA)	**5,722**	**6,153**

† Refer to Definition of Gross Floor Area in Section 2 and Section 5 of the Zoning Bylaw.

REQUIRED MINIMUM OPEN SPACE AREA		
Landscaped Open Space (Sq. Ft.)	1268	1467
Landscaped Open Space (% of GFA)	24%	18.4%
Usable Open Space (Sq. Ft.)	0	1428
Usable Open Space (% of GFA)	0%	23.2%

This worksheet applies to plans dated 07/08/2021 designed by MF Engineering & Design, Inc.

Reviewed with Building Inspector: Richard Vallarelli Date: 09/27/2021

Background and Statement of Intent

Spy Pond Development, LLC (Spy Pond) applied for a building permit including a full gut renovation and expansion of an existing building at the site, following multiple discussions with members of the Building Department, and having filed a demolition permit application with the Building Department. The demolition permit was approved as Building Permit Number 00674 on July 30, 2021. The building permit for the full gut renovation and expansion of the building was approved as Building Permit Number 01671 on September 24, 2021. The property consisted of six (6) nonconforming residential units and Spy Pond proposed reducing the six (6) units to four (4) units. Construction proceeded in connection with the building permit(s) issued as Building Permit Number 01671.

Following construction of, and passing rough inspection for, the four (4) residential units in accordance with architectural plans filed with the application for building permit, Spy Pond was subsequently notified during March 2022 that it was required to apply for a Special Permit in connection with the provisions of Section 8.1.8 of the Zoning Bylaw. Spy Pond once again followed instructions from the Building Department and applied for relief with the ZBA. A hearing date was scheduled for Spy Pond to be heard on April 26, 2022. That hearing was then postponed to May 10, 2022. On or around May 9, 2022, Spy Pond was then notified by the Zoning Board of Appeals (ZBA) that it should withdraw its application since the appropriate venue for its relief under Special Permit is the Arlington Redevelopment Board (ARB). Which is what brings Spy Pond in front of you today.

Spy Pond invested significant time and funding on researching this property and its potential, as represented by the Building Department. Spy Pond worked closely with the Building Department to verify due diligence about the property. Spy Pond was instructed to complete the building as it had been permitted by the Building Department. Even when the Building Department realized there was an issue with the permitting, it had subsequently instructed Spy Pond to continue with its interior finish work.

Now that Spy Pond has already fully built out the building according to its permitted plans, including but not limited to – full gut renovation, expansion of the front and rear foundation and façade, expansion of the roofline, fully replaced foundation, all windows, doors, and skylights, all interior partition walls, all mechanicals (plumbing/electrical/HVAC), fully installed sprinkler system, full insulation, full wall sheathing (sheet rock), fully plastered walls, full roofing, partially completed exterior siding, and more – with the blessing of the ARB it is the intent of Spy Pond to complete its renovation as it was permitted by the Building Department.

However, Spy Pond is not proposing that the ARB issue a Special Permit in this instance simply because it was permitted for this development. Nor is Spy Pond proposing that the ARB issue a Special Permit due to Spy Pond's hardship situation as a result of this mistake by the Building Department, albeit very real. Spy Pond respectfully implores the ARB to consider the positive impact of this development on its neighborhood. Not only does the massing of the property change minimally and remain compliant and in-line with neighboring properties, specifically 2-6 unit buildings on Belknap Street, the following benefits are realized:

- 6 non-owner-occupied rental apartments have been converted into 4 owner-occupied homes.
- Homeownership and personal accountability in the neighborhood will increase.

- A poorly maintained unsightly building was replaced by a newly renovated one with dramatically improved curb appeal.
- An unsafe crumbling foundation was replaced with brand new modern concrete structure.
- Old faulty materials and mechanical systems have been replaced with modern energy efficient models ensuring longevity into the distant future.
- A new sprinkler system was installed throughout the building for the safety of residents and neighboring properties, where there was not one previously.
- Usable open space of 1,428SF has been created from literally zero.
- Lot coverage percentage is lower than previous.
- An impervious asphalt driveway covering almost the entire lot was partially removed and replaced with newly created usable open space, in addition to four new individual resident green spaces.
- Basement bulkheads and an antiquated unsightly fire escape have been removed.
- Site drainage has increased dramatically due to removal of impervious surfaces and structures.
- Toxic asbestos siding was removed and properly disposed of.
- An old concrete garage blocking the driveway view and impeding automobile maneuverability was demolished.
- Building is same height as previous.
- Building is same width as previous.
- Building has shorter overall depth than previous.
- Building front setback matches neighboring properties.
- Building rear setback is in line and not out of character with the neighborhood, shorter than other structures on the street and clearly out of view from the street.
- Neighbors will enjoy increased property valuations as a result of this development.
- The Town of Arlington will benefit from an increased tax base.

In summary, the proposed structure is no more invasive than the previous structure, with the benefits far outweighing any perceived disadvantages.

* Note: If this application is denied and the proposed structure was to be reconstructed in such a manner that it only includes its existing FAR with no increase, it would maintain its current stature (e.g. same height, same width, and same depth). There would be no material change in its massing due to how FAR is calculated under the Zoning Bylaw.

Statement Describing Proposal

TOWN OF ARLINGTON REDEVELOPMENT BOARD Petition for Special Permit under Environmental Design Review (see Section 3.4 of the Arlington Zoning Bylaw for Applicability) For projects subject to Environmental Design Review, (see Section 3.4), please submit a statement that completely describes your proposal, and addresses each of the following standards.

1. Preservation of Landscape. The landscape shall be preserved in its natural state, insofar as practicable, by minimizing tree and soil removal, and any grade changes shall be in keeping with the general appearance of neighboring developed areas.

The site was largely impervious bituminous pavement with a concrete garage. The new design creates multiple grass and planting areas, including a large swath of open space where there was previously zero, and individual green spaces for each of its residents. Resulting in lot coverage being reduced from 30.8% to 30.4%.

2. Relation of Buildings to Environment. Proposed development shall be related harmoniously to the terrain and to the use, scale, and architecture of existing buildings in the vicinity that have functional or visual relationship to the proposed buildings. The Arlington Redevelopment Board may require a modification in massing to reduce the effect of shadows on abutting property in an R0, R1 or R2 district or on public open space.

The renovations are designed to improve the residential character of the building, uplifting the curb appeal of itself and improving the overall neighborhood. The building's massing conforms with neighboring properties when comparing gross building area relative to lot size, and the building's overall height/width/depth, etc.

3. Open Space. All open space (landscaped and usable) shall be so designed as to add to the visual amenities of the vicinity by maximizing its visibility for persons passing the site or overlooking it from nearby properties. The location and configuration of usable open space shall be so designed as to encourage social interaction, maximize its utility, and facilitate maintenance.

Usable open space has increased from zero to 1,428SF. Landscaped open space has increased from 1,268SF to 1,467SF. See site plan for details.

4. Circulation. With respect to vehicular, pedestrian and bicycle circulation, including entrances, ramps, walkways, drives, and parking, special attention shall be given to location and number of access points to the public streets (especially in relation to existing traffic controls and mass transit facilities), width of interior drives and access points, general interior circulation, separation of pedestrian and vehicular traffic, access to community facilities, and arrangement of vehicle parking and bicycle parking areas, including bicycle parking spaces required by Section 8.13 that are safe and convenient and, insofar as practicable, do not detract from the use and enjoyment of proposed buildings and structures and the neighboring properties.

Vehicular circulation has improved. Existing parking consisted of a 2-car garage and basement

bulkheads that cars were required to maneuver around in order to park in undesignated/non-delineated areas. The proposed parking plan clearly outlines 2-car parking per unit offering clear lines of site and room to safely maneuver in and out of the individual clearly defined driveways. See site plan for details.

5. Surface Water Drainage. Special attention shall be given to proper site surface drainage so that removal of surface waters will not adversely affect neighboring properties or the public storm drainage system. Available Best Management Practices for the site should be employed, and include site planning to minimize impervious surface and reduce clearing and re-grading. Best Management Practices may include erosion control and storm water treatment by means of swales, filters, plantings, roof gardens, native vegetation, and leaching catch basins. Storm water should be treated at least minimally on the development site; that which cannot be handled on site shall be removed from all roofs, canopies, paved and pooling areas and carried away in an underground drainage system. Surface water in all paved areas shall be collected at intervals so that it will not obstruct the flow of vehicular or pedestrian traffic, and will not create puddles in the paved areas. In accordance with Section 3.3.4, the Board may require from any applicant, after consultation with the Director of Public Works, security satisfactory to the Board to insure the maintenance of all storm water facilities such as catch basins, leaching catch basins, detention basins, swales, etc. within the site. The Board may use funds provided by such security to conduct maintenance that the applicant fails to do. The Board may adjust in its sole discretion the amount and type of financial security such that it is satisfied that the amount is sufficient to provide for the future maintenance needs.

Surface water drainage will be dramatically improved by reducing a large amount of impervious surfaces and creating a large amount of pervious grassy and landscaped areas that did not exist previously. See site plan for details.

6. Utility Service. Electric, telephone, cable TV and other such lines and equipment shall be underground. The proposed method of sanitary sewage disposal and solid waste disposal from all buildings shall be indicated.

Utility service access remains unchanged, although brand new upgraded and safer services will be installed to service the proposed building for an indefinite period of time into the future.

7. Advertising Features. The size, location, design, color, texture, lighting and materials of all permanent signs and outdoor advertising structures or features shall not detract from the use and enjoyment of proposed buildings and structures and the surrounding properties. Advertising features are subject to the provisions of Section 6.2 of the Zoning Bylaw. 4 Updated August 28, 2018

Property is residential and as such will have no advertising associated with it.

8. Special Features. Exposed storage areas, exposed machinery installations, service areas, truck loading areas, utility buildings and structures, and similar accessory areas and structures shall be subject to such setbacks, screen plantings or other screening methods as shall reasonably be required to prevent their being incongruous with the existing or contemplated environment and the surrounding properties.

This is a residential property and there are no special features anticipated.

9. Safety. With respect to personal safety, all open and enclosed spaces shall be designed to facilitate building evacuation and maximize accessibility by fire, police, and other emergency personnel and equipment. Insofar as practicable, all exterior spaces and interior public and semi-public spaces shall be so designed as to minimize the fear and probability of personal harm or injury by increasing the potential surveillance by neighboring residents and passersby of any accident or attempted criminal act.

Individual resident open spaces will be fully fenced and the building will contain a full sprinkler system for resident and neighborhood safety and security. Individual units will be clearly marked and identifiable.

10. Heritage. With respect to Arlington's heritage, removal or disruption of historic, traditional or significant uses, structures, or architectural elements shall be minimized insofar as practicable, whether these exist on the site or on adjacent properties.

Heritage is not impacted by this renovation, as the property is not historic or uniquely interesting. The proposed design is consistent with the neighborhood including the most recent renovation of four (4) townhouse units approved and completed at 13-15 Belknap Street by Spy Pond.

11. Microclimate. With respect to the localized climatic characteristics of a given area, any development which proposes new structures, new hard-surface ground coverage, or the installation of machinery which emits heat, vapor, or fumes, shall endeavor to minimize, insofar as practicable, any adverse impact on light, air, and water resources, or on noise and temperature levels of the immediate environment.

The proposed development adds a large amount of green space, open air decks, and an increased number of windows and skylights, offering its residents exposure to natural air and light sources.

12. Sustainable Building and Site Design. Projects are encouraged to incorporate best practices related to sustainable sites, water efficiency, energy and atmosphere, materials and resources, and indoor environmental quality. Applicants must submit a current Green Building Council Leadership in Energy and Environmental Design (LEED) checklist, appropriate to the type of development, annotated with narrative description that indicates how the LEED performance objectives will be incorporated into the project. [LEED checklists can be found at http://www.usgbc.org/DisplayPage.aspx?CMSPageID=220b]

LEED design is not applicable to this residential development.

In addition, projects subject to Environmental Design Review must address and meet the following Special Permit Criteria (see Section 3.3.3 of the Zoning Bylaw):

1. The use requested is listed as a special permit in the use regulations for the applicable district or is so designated elsewhere in this Bylaw.

The use requested is listed in the Table of Use Regulations as a special permit in the district for which the application is made or is so designated elsewhere in the Bylaw.

2. The requested use is essential or desirable to the public convenience or welfare.

The requested use reduces the number of residential units from six (6) nonconforming rental apartment units down to four (4) owner-occupied townhouse residences. The requested use inherently increases the responsibility and accountability of its residents since they will be individual owners of

the units as individual properties, rather than renting an apartment from an out-of-town non-resident owner. Please also see Benjamin Bray's letter to the ZBA regarding the troublesome prior use and occupancy of the building.

3. The requested use will not create undue traffic congestion or unduly impair pedestrian safety.

The use will not create undue traffic congestion or any undue impairment of pedestrian safety because the use will be reduced from six (6) units to four (4) units and the parking will be serviced by the existing driveway and curb cut.

4. The requested use will not overload any public water, drainage or sewer system or any other municipal system to such an extent that the requested use or any developed use in the immediate area or in any other area of the Town will be unduly subjected to hazards affecting health, safety or the general welfare.

The requested use will not overload any public or Town systems because the residential use is being reduced from six (6) units to four (4) units. Additionally, the project contains more energy efficient mechanical systems and energy efficient materials than previously existed.

5. Any special regulations for the use as may be provided in this Bylaw are fulfilled.

Any special regulations for the requested relief under the Bylaw will be fulfilled.

6. The requested use will not impair the integrity or character of the district or adjoining districts, nor be detrimental to the health, morals, or welfare.

As indicated in Response #2, the redesign of the property will enhance the integrity and character of the district or adjoining districts and will not be detrimental to the health, morals, or welfare of the inhabitants of the town.

7. The requested use will not, by its addition to a neighborhood, cause an excess of the particular use that could be detrimental to the character of said neighborhood.

The requested use will remain unchanged in its residential nature. Therefore it will not be an excess of any uses which could be detrimental to the character of the neighborhood in which the property is located.

* Of note is that the ARB is the Town's Planning Board, Redevelopment Authority, and a Special Permit Granting Authority. See Town Counsel's 2020 Opinion ("[T]he ARB is an entity possessing substantial discretion and authority to exceed or waive the provisions of the Bylaw", including "broad discretion to provide modifications, or exceptions to dimensional [and] density . . . regulations" as part of the Environmental Design Review special permitting process). https://www.arlingtonma.gov/home/showpublisheddocument/52673/637340294495730000

18-20 Belknap Street
Arlington, MA 02474

Environmental Impact Statement

The subject property contains 7,824SF of land and is located in an R2 residential zone. The definition in the Zoning Bylaw for a property located in an R2 zone is as follows:

"R2: Two-Family District. The predominant use in R2 is a two-family dwelling or duplex. This district is generally served by local streets only and its neighborhoods are largely walkable and well established. It includes areas that are generally within walking distance of the stores and transportation facilities along Massachusetts Avenue and Broadway. The Town discourages uses that consume large amounts of land, uses that would detract from the single-family and two-family or duplex residential character of these neighborhoods, and uses that would otherwise interfere with the intent of this Bylaw."

Of note, the following appears under Section 5.4.1(A)(3) of the Arlington Zoning Bylaw: "...the following two uses are allowable by special permit: 1) "six or more single family dwellings on one or more contiguous lots"; and 2) "six or more units in two-family dwellings or duplex dwelling on one or more contiguous lots".

Also of note is that the ARB is the Town's Planning Board, Redevelopment Authority, and a Special Permit Granting Authority. See Town Counsel's 2020 Opinion ("[T]he ARB is an entity possessing substantial discretion and authority to exceed or waive the provisions of the Bylaw", including "broad discretion to provide modifications, or exceptions to dimensional [and] density . . . regulations" as part of the Environmental Design Review special permitting process). https://www.arlingtonma.gov/home/showpublisheddocument/52673/637340294495730000

The subject property was built in 1910, and prior to Spy Pond's ownership, it was used by its previous owner as a 6-unit non-conforming rental apartment building. It contained six (6) individual apartments. Each with its own gas appliances and separate metering devices. Its history prior to its previous owner is unknown. However, it was always considered a residential structure. The Building Department and Town Counsel confirmed that the building currently qualifies for a legal non-conforming 4-unit residential usage.

The property is located in a densely populated residential neighborhood containing mostly multifamily 2-6 unit properties. The property has always been used only for residential purposes and the proposed use is also only for residential purposes.

Spy Pond did not initially apply for a Special Permit under any town entity, since it was operating under the guidance and instruction of the Building Department in its permitting process. Had Spy Pond known that a Special Permit was required, it would have requested a by-right permit or it would have proactively gone through the Special Permitting process.

Nonetheless, Spy Pond has minimally increased the building's overall massing in that it retains the same height, the same width, and even shorter depth.

Although Spy Pond has increased the overall interior finished area of the building, it has accomplished this increase while also achieving the following benefits:

- Increase in usable open space from literally zero to 1,428SF
- Reduction in lot coverage percentage
- Minimized impervious driveway areas in favor of pervious areas of grass, andscaping, and private/individual green spaces for its residents. Thus enhancing drainage on the site.

As part of its role, the ARB reviews proposed uses relative to existing neighboring properties. This includes how the proposed structure compares to the massing of other structures in the vicinity and neighborhood. Massing entails the overall configuration and stature of the building. (Its general shape and form as well as size.)

The proposed massing conforms with that of neighboring properties, which have similar stature. Referencing the enclosed Neighborhood Massing and Density table, which compares public record information for similar neighboring properties, it is clear that the proposed use falls in-line with other properties that are within the immediate vicinity and on Belknap Street. It is also clear from the neighborhood pictures that the building conforms to massing and neighborhood design characteristics, such as overall height, width (of 4-unit buildings), typical front and side setbacks, driveway width, etc.

The permit for which Spy Pond applied requires relief from Section 3.4 Environmental Design Review. Spy Pond has addressed the standards of Section 3.4 of the Zoning Bylaw as follows:

1. Lot coverage is reduced from 30.8% to 30.4%
2. The proposed massing conforms with neighboring properties in its gross building area relative to lot size, overall building height, overall building width, and building depth.
3. Usable open space increases from zero to 1,428SF. Landscaped open space increases from 1,268SF to 1,467SF.
4. Vehicular circulation improves through clearly outlined 2-car parking per unit in individual driveways. Resident safety improves as a result of better visibility and maneuverability throughout the parking areas.
5. Surface water drainage dramatically improves by reducing a large amount of impervious surfaces and creating a large amount of pervious grassy and landscaped areas that did not exist previously.
6. Access to utility service remains largely unchanged, although the quality and efficiency of the services are dramatically improved.
7. Property is residential and as such will have no advertising associated with it.
8. Since this is a residential property, no special features are anticipated.
9. Safety will be enhanced through clearly marked units, the latest fireproofing materials, and a brand new sprinkler system.
10. Heritage is not impacted by this proposed use. The property conforms nicely to the neighborhood and is suitable for its intended use.
11. The proposed development adds a large amount of green space, open air decks, and an increased number of windows and skylights, offering its residents exposure to natural air and light sources.
12. LEED design is not applicable to this proposed use.


13-15 BELKNAP
(4 UNITS)
13R
15R


14-16 BELKNAP
(6 UNITS)


17-19 BELKNAP
(2 UNITS)
13R
15R

18-20 BELKNAP
(4 UNITS)

22-24 BELKNAP
(2 UNITS)




21-23 BELKNAP
(2 UNITS)


28-30 BELKNAP (6 UNITS)

17 LINWOOD (2 UNITS)



17 LINWOOD (2 UNITS)




CONFORMING FRONT
SETBACK


CONFORMING FRONT SETBACK
SHEATHING

COMMONWEALTH OF MASSACHUSETTS

MIDDLESEX, SS.

ZONING BOARD OF APPEALS

ARLINGTON, MASSACHUSETTS

In the matter of	)	
	)	
18-20 Belknap Street	)	
Arlington, Massachusetts	)	Docket Number:
	)	
Spy Pond Development, LLC,	)	
Applicant	)	

ZONING MEMORANDUM OF FACT AND LAW IN SUPPORT OF REQUEST FOR SPECIAL PERMIT

Robert J. Annese, Esquire
1171 Massachusetts Avenue
Arlington, MA 02476
(781) 646-4911
law@robertannese.com

STATEMENT OF FACTS

The subject property is located at 18-20 Belknap Street and is in an R2 Zoning District.

The property is nonconforming. The existing building was constructed in 1910 and the building is located on a lot containing 7,824 square feet.

The Applicant filed for a building permit for a full gut remodel and expansion of an existing building at the site following having filed a demolition application with the Building Department. The demolition application was approved as Building Permit Number 00674 on July 30, 2021.

The building permit for the full gut remodel and expansion of the existing building was approved as Building Permit Number 01671 on September 24, 2021. The property previously consisted of six (6) non-conforming residential units and the Applicant's plans proposed reducing the six (6) units to four (4) units and construction proceeded in connection with the building permit issued as Building Permit Number 01671.

Following construction of the four (4) residential units in accordance with the plans filed with the application for building permit, the Applicant was subsequently informed during March 2022 that it needed to apply for a Special Permit in connection with the provisions of Section 8.1.8 of the Zoning Bylaw which in part states the following:

"Special permit uses are a special class of uses not existing as of right. Except as herein provided, whenever a structure or lot is occupied by a use such as would require a special permit pursuant to Section 3.3 and Section 3.4 when applicable, if such activity were to commence as a new use thereon, then any new reconstruction, alteration, addition or extension of such use or an existing or destroyed structure shall be undertaken only pursuant special permits issued therefore".

The Applicant was not informed that a special permit had to be applied for in accordance with Section 8.1.8 at the time it applied for Building Permit Number 01671 and had the Applicant been so informed it certainly would have done so.

On March 12, 2022, the building contractor for the Applicant received an e-mail from the Building Department indicating that there was no dispute that the property was a

legal four-family building, and that the Applicant could proceed with the interior work at the property but not with the front and rear additions until the Zoning Board acted with respect to a zoning application which needed to be filed.

That e-mail prompted the Applicant to apply for this Special Permit in accordance with the provisions of Section 8.1.8, "Repair, Reconstruction, Extension, Addition" of the Zoning Bylaw.

At that point in time, the work performed by the Applicant at the property following issuance of the Building Permit had proceeded to the point where the additions referenced by the building department had already been completely constructed, on a brand new foundation, along with coinciding interior structural walls and windows and doors, associated mechanical componentry, and to such an extent that finish siding was being installed on the building when the Applicant was told to stop all exterior construction activities and apply for zoning relief.

ARGUMENT OF FACT AND LAW

It is clear that the Applicant has "clean hands" as it certainly would have filed for a Special Permit under Section 8.1.8 of the Zoning Bylaw had it been informed that there was a need to do so before the building permit was issued.

Four townhouses have been constructed at the property and the remaining exterior work cannot proceed without action by the Zoning Board with respect to Section 8.1.8 of the Zoning Bylaw which calls for a Special Permit whenever a structure on a lot is occupied by a use which would require a Special Permit pursuant to Section 3.3 and Section 3.4. if such activity were to commence as a new use at the property.

In this case the prior use of the property was for six residential units and the proposed use is for four residential units which results in a less intensive use of the property and the four-family use has been confirmed as a legal four family use by the Building Department in an e-mail sent to representatives of the Applicant on March 12, 2022.

This matter is not before the Zoning Board with respect to any issue relating to the four-family residential legal status of the property but is before the Zoning Board solely with respect to the provisions of 8.1.8 of the Zoning Bylaw.

Section 3.3.3 of the Zoning Bylaw provides the criteria to be use by the Members of the Zoning Board in determining whether a Special Permit should be granted in any given case.

In part, Section 3.3.3 provides as follows:

A. The use requested is listed as a special permit use in the use regulations for the applicable district or is so designated elsewhere in this Bylaw.

B. The requested use is essential desirable to the public convenience or welfare.

C. The requested use will not create undue traffic congestion or unduly impair pedestrian safety.

D. The requested use will not overload any public water, drainage, or sewer system or any other municipal system to such an extent that the requested use or any developed use in the immediate area or in any other area of the Town will be unduly subjected to hazards affecting health, safety, or the general welfare.

E. Any special regulations for the use as may be provided in this Bylaw are fulfilled.

F. The requested use will not impair the integrity or character of the district or adjoining districts, nor be detrimental to the health or welfare.

G. The requested use will not, by its addition to a neighborhood, cause an excess of the use that could be detrimental to the character of said neighborhood.

It is clear that the use is a nonconforming use as corroborated by the e-mail of the representative of the Building Department to the Applicant dated March 12, 2022.

It is the Applicant's position that the requested use is essential or desirable to the public convenience or welfare because it will continue to maintain residential units in the Town and that is a consideration called for by the terms of the Master Plan.

The requested use will not create undue traffic congestion or unduly impair pedestrian safety as the use will be reduced from six (6) units to four (4) units with less traffic to and from the site.

In addition, the use will not overload any public water or Town utility system because, once again, the use will be less intensive.

Any special regulations for the use provided for the Bylaw would be fulfilled if the Special Permit is granted.

The requested use will not impair the integrity or the character of the neighborhood nor be detrimental to the health and welfare of the neighborhood because there will be a less

intensive use of the site and there will be a decided improvement in the integrity or character of the building which in turn will lend itself to enhancing the integrity and character of the neighborhood.

Lastly, the request use will not by its addition to the neighborhood cause an excess of that use which could be detrimental to the character of the neighborhood.

It is also the Applicant's position that the Members of the Board in examining the Applicant's Request for Zoning Relief can conclude that the requirements of Section 3.3.4 will be complied with in connection with the Applicant's construction plans and, in addition, those plans were considered by representatives of the building department before the building permit was issued on September 24, 2021.

For all of the above reasons, the Applicant respectfully requests that the Zoning Board grants its Request for Special Permit in accordance with the provisions of Section 8.1.8 of the Zoning Bylaw.

Respectfully submitted
Spy Pond Development, LLC
By its attorney,

Robert J. Annese, Esquire
BBO#: 019800
171 Massachusetts Avenue
Arlington, MA 02476
781-646-4911
law@robertannese.com

This card must be visible from the street and accessible for the inspector to sign.

TOWN OF ARLINGTON
BUILDING CARD

Job Address: 18 - 20 BELKNAP STREET

Nature of Work: DEMOLITION ONLY

Conditions:

Building Permit No: 00674 **Date Issued:** JULY 30, 2021

Owner: SPY POND DEVELOPMENT

Contractor: REGINALDO PICCINATO

Inspector must sign all applicable spaces

Inspection	Approved	Not Approved
Excavation, Setbacks & Footing Forms		

Pour no concrete until above is signed

Foundation, Damproofing & Perimeter Drains		

Do not frame until above is signed and checked,
As – built plot plan is filed with Building Dept.

Underground Electrical		
Underground Plumbing/Gas		
Rough Electrical		
Rough Plumbing		
(Above must be signed prior to framing inspection)		
Framing		
Insulation		

Cover no work until above has been signed

Final Electrical		
Final Plumbing		
Final Gas		
Final Mechanical		
Final Department Approval		
(Above must be signed prior to final building inspection)		
Final Building Inspection		

(781)316-3390

Inspector of Buildings or Local Building Inspector

This card must be visible from the street and accessible for the inspector to sign.

TOWN OF ARLINGTON
BUILDING CARD

Job Address: 18 BELKNAP STREET UNIT #1

Nature of Work: FULL GUT REMODEL OF EXISTING BUILDING

Conditions: SEE PLANS

Building Permit No: 01671 **Date Issued:** SEPTEMBER 24, 2021

Owner: SPY POND DEVELOPMENT

Contractor: REGINALDO PICCINATO

Inspector must sign all applicable spaces

Inspection	Approved	Not Approved
Excavation, Setbacks & Footing Forms		

Pour no concrete until above is signed

Foundation, Damproofing & Perimeter Drains		

Do not frame until above is signed and checked,
As – built plot plan is filed with Building Dept.

Underground Electrical		
Underground Plumbing/Gas		
Rough Electrical		
Rough Plumbing		
(Above must be signed prior to framing inspection)		
Framing		
Insulation		

Cover no work until above has been signed

Final Electrical		
Final Plumbing		
Final Gas		
Final Mechanical		
Final Department Approval		
(Above must be signed prior to final building inspection)		
Final Building Inspection		

(781)316-3390

Inspector of Buildings or Local Building Inspector

This card must be visible from the street and accessible for the inspector to sign.

TOWN OF ARLINGTON
BUILDING CARD

Job Address: 18 BELKNAP STREET UNIT #2

Nature of Work: FULL GUT REMODEL OF EXISTING BUILDING

Conditions: SEE PLANS

Building Permit No: 01671 **Date Issued:** SEPTEMBER 24, 2021

Owner: SPY POND DEVELOPMENT

Contractor: REGINALDO PICCINATO

Inspector must sign all applicable spaces

Inspection	Approved	Not Approved
Excavation, Setbacks & Footing Forms		

Pour no concrete until above is signed

Foundation, Damproofing & Perimeter Drains		

Do not frame until above is signed and checked,
As – built plot plan is filed with Building Dept.

Underground Electrical		
Underground Plumbing/Gas		
Rough Electrical		
Rough Plumbing		
(Above must be signed prior to framing inspection)		
Framing		
Insulation		

Cover no work until above has been signed

Final Electrical		
Final Plumbing		
Final Gas		
Final Mechanical		
Final Department Approval		
(Above must be signed prior to final building inspection)		
Final Building Inspection		

(781)316-3390

Inspector of Buildings or Local Building Inspector

This card must be visible from the street and accessible for the inspector to sign.

TOWN OF ARLINGTON
BUILDING CARD

Job Address: 20 BELKNAP STREET UNIT #1

Nature of Work: FULL GUT REMODEL OF EXISTING BUILDING

Conditions: SEE PLANS

Building Permit No: 01671 **Date Issued:** SEPTEMBER 24, 2021

Owner: SPY POND DEVELOPMENT

Contractor: REGINALDO PICCINATO

Inspector must sign all applicable spaces

Inspection	Approved	Not Approved
Excavation, Setbacks & Footing Forms		

Pour no concrete until above is signed

Foundation, Damproofing & Perimeter Drains		

Do not frame until above is signed and checked,
As – built plot plan is filed with Building Dept.

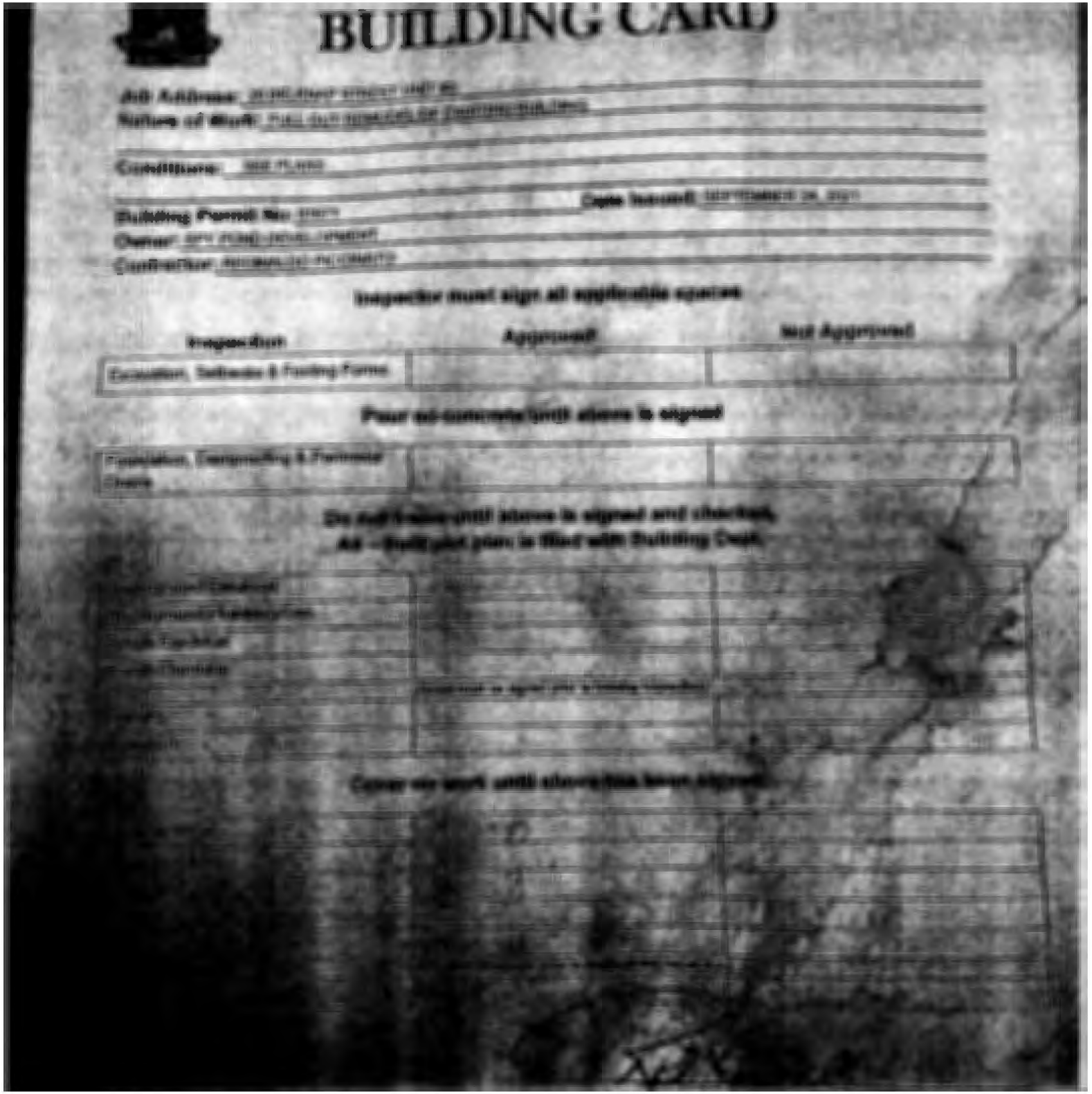
Underground Electrical		
Underground Plumbing/Gas		
Rough Electrical		
Rough Plumbing		
(Above must be signed prior to framing inspection)		
Framing		
Insulation		

Cover no work until above has been signed

Final Electrical		
Final Plumbing		
Final Gas		
Final Mechanical		
Final Department Approval		
(Above must be signed prior to final building inspection)		
Final Building Inspection		

(781)316-3390

Inspector of Buildings or Local Building Inspector



BUILDING CARD

Job Address:

Nature of Work:

Conditions:

Date Issued:

Building Permit No:

Owner:

Contractor:

Inspector must sign all applicable spaces

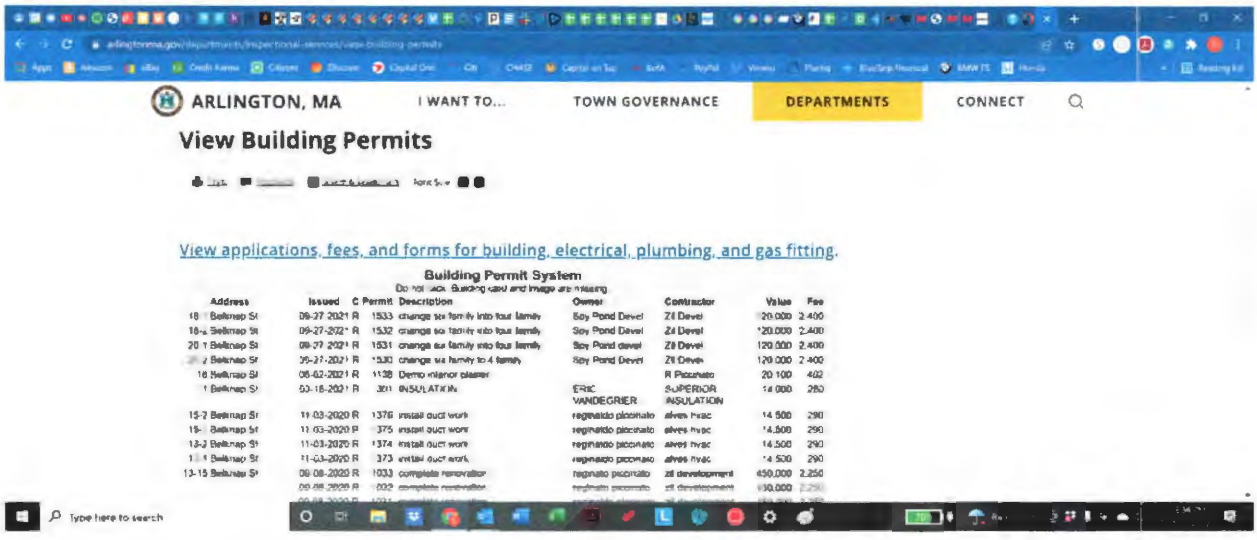
Inspection	Approved	Not Approved
Excavation, Setbacks & Footing Forms		

Pour no concrete until above is signed

Foundation, Damproofing & Formwork Check		

Do not frame until above is signed and checked.
As - built plot plan is filed with Building Card.

Cover no work until above has been signed


ARLINGTON, MA
I WANT TO...
TOWN GOVERNANCE
DEPARTMENTS
CONNECT
View Building Permits
View applications, fees, and forms for building, electrical, plumbing, and gas fitting.
Building Permit System
Address
Issued
C Permit
Description
Owner
Contractor
Value
Fee
Type here to search

Contextual Reference Material – Zoning Memorandum of Fact and Law in previous ZBA submission

COMMONWEALTH OF MASSACHUSETTS

MIDDLESEX, SS.

ZONING BOARD OF APPEALS

ARLINGTON, MASSACHUSETTS

In the matter of	)	
	)	
18-20 Belknap Street	)	
Arlington, Massachusetts	)	Docket Number:
	)	
Spy Pond Development, LLC,	)	
Applicant	)	

ZONING MEMORANDUM OF FACT AND LAW IN SUPPORT OF REQUEST FOR SPECIAL PERMIT

Robert J. Annese, Esquire
1171 Massachusetts Avenue
Arlington, MA 02476
(781) 646-4911
law@robertannese.com

STATEMENT OF FACTS

The subject property is located at 18-20 Belknap Street and is in an R2 Zoning District.

The property is nonconforming. The existing building was constructed in 1910 and the building is located on a lot containing 7,824 square feet.

The Applicant filed for a building permit for a full gut remodel and expansion of an existing building at the site following having filed a demolition application with the Building Department. The demolition application was approved as Building Permit Number 00674 on July 30, 2021.

The building permit for the full gut remodel and expansion of the existing building was approved as Building Permit Number 01671 on September 24, 2021. The property previously consisted of six (6) non-conforming residential units and the Applicant's plans proposed reducing the six (6) units to four (4) units and construction proceeded in connection with the building permit issued as Building Permit Number 01671.

Following construction of the four (4) residential units in accordance with the plans filed with the application for building permit, the Applicant was subsequently informed during March 2022 that it needed to apply for a Special Permit in connection with the provisions of Section 8.1.8 of the Zoning Bylaw which in part states the following:

"Special permit uses are a special class of uses not existing as of right. Except as herein provided, whenever a structure or lot is occupied by a use such as would require a special permit pursuant to Section 3.3 and Section 3.4 when applicable, if such activity were to commence as a new use thereon, then any new reconstruction, alteration, addition or extension of such use or an existing or destroyed structure shall be undertaken only pursuant special permits issued therefore".

The Applicant was not informed that a special permit had to be applied for in accordance with Section 8.1.8 at the time it applied for Building Permit Number 01671 and had the Applicant been so informed it certainly would have done so.

On March 12, 2022, the building contractor for the Applicant received an e-mail from the Building Department indicating that there was no dispute that the property was a

legal four-family building, and that the Applicant could proceed with the interior work at the property but not with the front and rear additions until the Zoning Board acted with respect to a zoning application which needed to be filed.

That e-mail prompted the Applicant to apply for this Special Permit in accordance with the provisions of Section 8.1.8, "Repair, Reconstruction, Extension, Addition" of the Zoning Bylaw.

At that point in time, the work performed by the Applicant at the property following issuance of the Building Permit had proceeded to the point where the additions referenced by the building department had already been completely constructed, on a brand new foundation, along with coinciding interior structural walls and windows and doors, associated mechanical componentry, and to such an extent that finish siding was being installed on the building when the Applicant was told to stop all exterior construction activities and apply for zoning relief.

ARGUMENT OF FACT AND LAW

It is clear that the Applicant has "clean hands" as it certainly would have filed for a Special Permit under Section 8.1.8 of the Zoning Bylaw had it been informed that there was a need to do so before the building permit was issued.

Four townhouses have been constructed at the property and the remaining exterior work cannot proceed without action by the Zoning Board with respect to Section 8.1.8 of the Zoning Bylaw which calls for a Special Permit whenever a structure on a lot is occupied by a use which would require a Special Permit pursuant to Section 3.3 and Section 3.4. if such activity were to commence as a new use at the property.

In this case the prior use of the property was for six residential units and the proposed use is for four residential units which results in a less intensive use of the property and the four-family use has been confirmed as a legal four family use by the Building Department in an e-mail sent to representatives of the Applicant on March 12, 2022.

This matter is not before the Zoning Board with respect to any issue relating to the four-family residential legal status of the property but is before the Zoning Board solely with respect to the provisions of 8.1.8 of the Zoning Bylaw.

Section 3.3.3 of the Zoning Bylaw provides the criteria to be use by the Members of the Zoning Board in determining whether a Special Permit should be granted in any given case.

In part, Section 3.3.3 provides as follows:

A. The use requested is listed as a special permit use in the use regulations for the applicable district or is so designated elsewhere in this Bylaw.

B. The requested use is essential desirable to the public convenience or welfare.

C. The requested use will not create undue traffic congestion or unduly impair pedestrian safety.

D. The requested use will not overload any public water, drainage, or sewer system or any other municipal system to such an extent that the requested use or any developed use in the immediate area or in any other area of the Town will be unduly subjected to hazards affecting health, safety, or the general welfare.

E. Any special regulations for the use as may be provided in this Bylaw are fulfilled.

F. The requested use will not impair the integrity or character of the district or adjoining districts, nor be detrimental to the health or welfare.

G. The requested use will not, by its addition to a neighborhood, cause an excess of the use that could be detrimental to the character of said neighborhood.

It is clear that the use is a nonconforming use as corroborated by the e-mail of the representative of the Building Department to the Applicant dated March 12, 2022.

It is the Applicant's position that the requested use is essential or desirable to the public convenience or welfare because it will continue to maintain residential units in the Town and that is a consideration called for by the terms of the Master Plan.

The requested use will not create undue traffic congestion or unduly impair pedestrian safety as the use will be reduced from six (6) units to four (4) units with less traffic to and from the site.

In addition, the use will not overload any public water or Town utility system because, once again, the use will be less intensive.

Any special regulations for the use provided for the Bylaw would be fulfilled if the Special Permit is granted.

The requested use will not impair the integrity or the character of the neighborhood nor be detrimental to the health and welfare of the neighborhood because there will be a less

intensive use of the site and there will be a decided improvement in the integrity or character of the building which in turn will lend itself to enhancing the integrity and character of the neighborhood.

Lastly, the request use will not by its addition to the neighborhood cause an excess of that use which could be detrimental to the character of the neighborhood.

It is also the Applicant's position that the Members of the Board in examining the Applicant's Request for Zoning Relief can conclude that the requirements of Section 3.3.4 will be complied with in connection with the Applicant's construction plans and, in addition, those plans were considered by representatives of the building department before the building permit was issued on September 24, 2021.

For all of the above reasons, the Applicant respectfully requests that the Zoning Board grants its Request for Special Permit in accordance with the provisions of Section 8.1.8 of the Zoning Bylaw.

Respectfully submitted
Spy Pond Development, LLC
By its attorney,

Robert J. Annese, Esquire
BBO#: 019800
171 Massachusetts Avenue
Arlington, MA 02476
781-646-4911
law@robertannese.com

Contextual Reference Material – Letter to Zoning Board of Appeals from Abutter Benjamin Bray in reference to previous ZBA submission

May 8, 2022

Town of Arlington
Zoning Board of Appeals
23 Maple Street
Arlington, MA 02476

W. Benjamin Bray
16 Belknap St., #1
Arlington, MA 02474

To Whom It May Concern,

The text below is a copy of the message I emailed to the Arlington, MA Zoning Board of Appeals (zba@town.arlington.ma.us) on May 5, 2022.

Since 2015, I've been the sole resident of 16 Belknap St #1 in Arlington, MA, Geospatial Applications Developer for MIT since 2005 and resident of the community since 2001. I was recently made aware of correspondence addressed to the Zoning Board of Appeals by a group named the "Belmarlin Neighborhood Group", regarding a request by the owners of 18-20 Belknap St for a special permit to complete the construction project at this address. Having reviewed this correspondence, I wish to note that it does not reflect unanimity among residents in the proximity of the building in question.

While it is true that the footprint of the new building does not match that of the previous one, it is my opinion that the alterations are negligible, and the new dimensions have had no negative effects from my perspective, nor will they. Rather than being harmful, the new building will provide only benefits to this community, more than most residents in this neighborhood are aware of.

Before this site was acquired by the new owners, the previous building had been the location of drug-dealing, late-night parties, fights, and numerous building violations. When I first moved into 16 Belknap #1 in September 2015, my nights were repeatedly interrupted by parties at 18 Belknap St attended by drug users, who I had to confront and express requests that the parties come to a halt. The previous building was an asbestos-laden eyesore.

When construction began on the new building last year, I introduced myself as the resident of 16 Belknap #1 to Chris Manley, one of the building's owners, and we exchanged contact info. Through the course of construction, he has been highly responsive to my requests and concerns, fixing noise issues within 24-48 hours of my requests, and ensuring that work hours are reasonable. Work has been performed during acceptable hours, from 7:30a when I'm getting ready for work, to 5:30p when I'm getting home. The new building will be a beautiful and an efficient addition to the neighborhood, bringing a conclusion to a dark period in its history.

Living next door to this construction project, I've experienced the cacophony of dumpsters outside my office window, asbestos mounds, every variety of powered mechanical sound you can imagine, six days a week for 10 months. But the benefits of the new building to myself and the community will be worth this hardship, and I sincerely request that the owners' request for a permit to complete work on this construction project be granted.

I would be more than happy to discuss this matter further. If you have any questions, please feel free to contact me at this email address, or via phone at 617-633-1372.



W. Benjamin Bray

Dimensional and Parking Information

TOWN OF ARLINGTON
Dimensional and Parking Information
for Application to
The Arlington Redevelopment Board

Docket No. _____

Property Location 18-20 BELKNAP STREET

Zoning District R2

Owner: SPY POND DEVELOPMENT, LLC

Address: 2464 MASSACHUSETTS AVENUE CAMBRIDGE, MA 02140

Present Use/Occupancy: No. of Dwelling Units:

6 NONCONFORMING RENTAL APARTMENTS

Uses and their gross square feet:

RENTALS 5,228SF

Proposed Use/Occupancy: No. of Dwelling Units:

4 OWNER-OCCUPIED RESIDENCES

Uses and their gross square feet:

OWNER-OCCUPIED RESIDENCES 5,717SF

	Present Conditions	Proposed Conditions	Min. or Max. Required by Zoning for Proposed Use
Lot Size	7,824SF	7,824SF	min. 6,000SF
Frontage	50FT	50FT	min. 60FT
Floor Area Ratio	.67	.78	max. .35
Lot Coverage (%), where applicable	30.8%	30.4%	max. 35%
Lot Area per Dwelling Unit (square feet)	1,304SF	1,956SF	min.
Front Yard Depth (feet)	25.3FT	20.3FT	min. 20FT
Side Yard Width (feet) right side	3.1FT	3.1FT	min. 10FT
left side	9.4FT	9.4FT	min. 10FT
Rear Yard Depth (feet)	70.8FT	65.8FT	min. 20FT
Height			min.
Stories	2.5	2.5	stories 2.5
Feet	31.9	32.2	feet 35
Open Space (% of G.F.A.)			min. 10% OF 6153 (GFA) 30% OF 6153 (GFA)
Landscaped (square feet)	1,268SF	1,467SF	(s.f.)
Usable (square feet)	Ø	1,428	(s.f.)
Parking Spaces (No.)	6	8	min.
Parking Area Setbacks (feet), where applicable			min.
Loading Spaces (No.)			min.
Type of Construction	FIRE PROTECTED WOOD FRAME		
Distance to Nearest Building			min.

TOWN OF ARLINGTON
Open Space / Gross Floor Area Information

Refer to Section 2: *Definitions*, and Section 5: *District Regulations* in the Zoning Bylaw of the Town of Arlington before completing this form.

Address: 18-20 Belknap Street **Zoning District:** R2

OPEN SPACE*	**EXISTING**	**PROPOSED**
Total lot area	7824	7824
Open Space, Usable	0	1428
Open Space, Landscaped	1268	1467

* Refer to the Definitions in Section 2 of the Zoning Bylaw.

GROSS FLOOR AREA (GFA) †		
Accessory Building	448.68	0
Basement or Cellar (meeting the definition of Story, excluding mechanical use areas)	0	0
1st Floor	1,956.83	2,382.04
2nd Floor	1,956.83	2,223.00
3rd Floor	0	0
4th Floor	0	0
5th Floor	0	0
Attic (greater than 7'-0" in height, excluding elevator machinery, or mechanical equipment)	1040.79	1,112.49
Parking garages (except as used for accessory parking or off-street loading purposes)	0	0
All weather habitable porches and balconies	319.33	435.74
Total Gross Floor Area (GFA)	**5,722**	**6,153**

† Refer to Definition of Gross Floor Area in Section 2 and Section 5 of the Zoning Bylaw.

REQUIRED MINIMUM OPEN SPACE AREA		
Landscaped Open Space (Sq. Ft.)	1268	1467
Landscaped Open Space (% of GFA)	24%	18.4%
Usable Open Space (Sq. Ft.)	0	1428
Usable Open Space (% of GFA)	0%	23.2%

This worksheet applies to plans dated 07/08/2021 designed by MF Engineering & Design, Inc.

Reviewed with Building Inspector: Richard Vallarelli Date: 09/27/2021

Statement Describing Proposal

TOWN OF ARLINGTON REDEVELOPMENT BOARD Petition for Special Permit under Environmental Design Review (see Section 3.4 of the Arlington Zoning Bylaw for Applicability) For projects subject to Environmental Design Review, (see Section 3.4), please submit a statement that completely describes your proposal, and addresses each of the following standards.

1. Preservation of Landscape. The landscape shall be preserved in its natural state, insofar as practicable, by minimizing tree and soil removal, and any grade changes shall be in keeping with the general appearance of neighboring developed areas.

The site was largely impervious bituminous pavement with a concrete garage. The new design creates multiple grass and planting areas, including a large swath of open space where there was previously zero, and individual green spaces for each of its residents. Resulting in lot coverage being reduced from 30.8% to 30.4%.

2. Relation of Buildings to Environment. Proposed development shall be related harmoniously to the terrain and to the use, scale, and architecture of existing buildings in the vicinity that have functional or visual relationship to the proposed buildings. The Arlington Redevelopment Board may require a modification in massing to reduce the effect of shadows on abutting property in an R0, R1 or R2 district or on public open space.

The renovations are designed to improve the residential character of the building, uplifting the curb appeal of itself and improving the overall neighborhood. The building's massing conforms with neighboring properties when comparing gross building area relative to lot size, and the building's overall height/width/depth, etc.

3. Open Space. All open space (landscaped and usable) shall be so designed as to add to the visual amenities of the vicinity by maximizing its visibility for persons passing the site or overlooking it from nearby properties. The location and configuration of usable open space shall be so designed as to encourage social interaction, maximize its utility, and facilitate maintenance.

Usable open space has increased from <u>zero</u> to 1,428SF. Landscaped open space has increased from 1,268SF to 1,467SF. See site plan for details.

4. Circulation. With respect to vehicular, pedestrian and bicycle circulation, including entrances, ramps, walkways, drives, and parking, special attention shall be given to location and number of access points to the public streets (especially in relation to existing traffic controls and mass transit facilities), width of interior drives and access points, general interior circulation, separation of pedestrian and vehicular traffic, access to community facilities, and arrangement of vehicle parking and bicycle parking areas, including bicycle parking spaces required by Section 8.13 that are safe and convenient and, insofar as practicable, do not detract from the use and enjoyment of proposed buildings and structures and the neighboring properties.

Vehicular circulation has improved. Existing parking consisted of a 2-car garage and basement

bulkheads that cars were required to maneuver around in order to park in undesignated/non-delineated areas. The proposed parking plan clearly outlines 2-car parking per unit offering clear lines of site and room to safely maneuver in and out of the individual clearly defined driveways. See site plan for details.

5. Surface Water Drainage. Special attention shall be given to proper site surface drainage so that removal of surface waters will not adversely affect neighboring properties or the public storm drainage system. Available Best Management Practices for the site should be employed, and include site planning to minimize impervious surface and reduce clearing and re-grading. Best Management Practices may include erosion control and storm water treatment by means of swales, filters, plantings, roof gardens, native vegetation, and leaching catch basins. Storm water should be treated at least minimally on the development site; that which cannot be handled on site shall be removed from all roofs, canopies, paved and pooling areas and carried away in an underground drainage system. Surface water in all paved areas shall be collected at intervals so that it will not obstruct the flow of vehicular or pedestrian traffic, and will not create puddles in the paved areas. In accordance with Section 3.3.4, the Board may require from any applicant, after consultation with the Director of Public Works, security satisfactory to the Board to insure the maintenance of all storm water facilities such as catch basins, leaching catch basins, detention basins, swales, etc. within the site. The Board may use funds provided by such security to conduct maintenance that the applicant fails to do. The Board may adjust in its sole discretion the amount and type of financial security such that it is satisfied that the amount is sufficient to provide for the future maintenance needs.

Surface water drainage will be dramatically improved by reducing a large amount of impervious surfaces and creating a large amount of pervious grassy and landscaped areas that did not exist previously. See site plan for details.

6. Utility Service. Electric, telephone, cable TV and other such lines and equipment shall be underground. The proposed method of sanitary sewage disposal and solid waste disposal from all buildings shall be indicated.

Utility service access remains unchanged, although brand new upgraded and safer services will be installed to service the proposed building for an indefinite period of time into the future.

7. Advertising Features. The size, location, design, color, texture, lighting and materials of all permanent signs and outdoor advertising structures or features shall not detract from the use and enjoyment of proposed buildings and structures and the surrounding properties. Advertising features are subject to the provisions of Section 6.2 of the Zoning Bylaw. 4 Updated August 28, 2018

Property is residential and as such will have no advertising associated with it.

8. Special Features. Exposed storage areas, exposed machinery installations, service areas, truck loading areas, utility buildings and structures, and similar accessory areas and structures shall be subject to such setbacks, screen plantings or other screening methods as shall reasonably be required to prevent their being incongruous with the existing or contemplated environment and the surrounding properties.

This is a residential property and there are no special features anticipated.

9. Safety. With respect to personal safety, all open and enclosed spaces shall be designed to facilitate building evacuation and maximize accessibility by fire, police, and other emergency personnel and equipment. Insofar as practicable, all exterior spaces and interior public and semi-public spaces shall be so designed as to minimize the fear and probability of personal harm or injury by increasing the potential surveillance by neighboring residents and passersby of any accident or attempted criminal act.

Individual resident open spaces will be fully fenced and the building will contain a full sprinkler system for resident and neighborhood safety and security. Individual units will be clearly marked and identifiable.

10. Heritage. With respect to Arlington's heritage, removal or disruption of historic, traditional or significant uses, structures, or architectural elements shall be minimized insofar as practicable, whether these exist on the site or on adjacent properties.

Heritage is not impacted by this renovation, as the property is not historic or uniquely interesting. The proposed design is consistent with the neighborhood including the most recent renovation of four (4) townhouse units approved and completed at 13-15 Belknap Street by Spy Pond.

11. Microclimate. With respect to the localized climatic characteristics of a given area, any development which proposes new structures, new hard-surface ground coverage, or the installation of machinery which emits heat, vapor, or fumes, shall endeavor to minimize, insofar as practicable, any adverse impact on light, air, and water resources, or on noise and temperature levels of the immediate environment.

The proposed development adds a large amount of green space, open air decks, and an increased number of windows and skylights, offering its residents exposure to natural air and light sources.

12. Sustainable Building and Site Design. Projects are encouraged to incorporate best practices related to sustainable sites, water efficiency, energy and atmosphere, materials and resources, and indoor environmental quality. Applicants must submit a current Green Building Council Leadership in Energy and Environmental Design (LEED) checklist, appropriate to the type of development, annotated with narrative description that indicates how the LEED performance objectives will be incorporated into the project. [LEED checklists can be found at http://www.usgbc.org/DisplayPage.aspx?CMSPageID=220b]

LEED design is not applicable to this residential development.

In addition, projects subject to Environmental Design Review must address and meet the following Special Permit Criteria (see Section 3.3.3 of the Zoning Bylaw):

1. The use requested is listed as a special permit in the use regulations for the applicable district or is so designated elsewhere in this Bylaw.

The use requested is listed in the Table of Use Regulations as a special permit in the district for which the application is made or is so designated elsewhere in the Bylaw.

2. The requested use is essential or desirable to the public convenience or welfare.

The requested use reduces the number of residential units from six (6) nonconforming rental apartment units down to four (4) owner-occupied townhouse residences. The requested use inherently increases the responsibility and accountability of its residents since they will be individual owners of

the units as individual properties, rather than renting an apartment from an out-of-town non-resident owner. Please also see Benjamin Bray's letter to the ZBA regarding the troublesome prior use and occupancy of the building.

3. The requested use will not create undue traffic congestion or unduly impair pedestrian safety.

The use will not create undue traffic congestion or any undue impairment of pedestrian safety because the use will be reduced from six (6) units to four (4) units and the parking will be serviced by the existing driveway and curb cut.

4. The requested use will not overload any public water, drainage or sewer system or any other municipal system to such an extent that the requested use or any developed use in the immediate area or in any other area of the Town will be unduly subjected to hazards affecting health, safety or the general welfare.

The requested use will not overload any public or Town systems because the residential use is being reduced from six (6) units to four (4) units. Additionally, the project contains more energy efficient mechanical systems and energy efficient materials than previously existed.

5. Any special regulations for the use as may be provided in this Bylaw are fulfilled.

Any special regulations for the requested relief under the Bylaw will be fulfilled.

6. The requested use will not impair the integrity or character of the district or adjoining districts, nor be detrimental to the health, morals, or welfare.

As indicated in Response #2, the redesign of the property will enhance the integrity and character of the district or adjoining districts and will not be detrimental to the health, morals, or welfare of the inhabitants of the town.

7. The requested use will not, by its addition to a neighborhood, cause an excess of the particular use that could be detrimental to the character of said neighborhood.

The requested use will remain unchanged in its residential nature. Therefore it will not be an excess of any uses which could be detrimental to the character of the neighborhood in which the property is located.

* Of note is that the ARB is the Town's Planning Board, Redevelopment Authority, and a Special Permit Granting Authority. See Town Counsel's 2020 Opinion ("[T]he ARB is an entity possessing substantial discretion and authority to exceed or waive the provisions of the Bylaw", including "broad discretion to provide modifications, or exceptions to dimensional [and] density . . . regulations" as part of the Environmental Design Review special permitting process). https://www.arlingtonma.gov/home/showpublisheddocument/52673/637340294495730000

Environmental Impact Statement

18-20 Belknap Street
Arlington, MA 02474

Environmental Impact Statement

The subject property contains 7,824SF of land and is located in an R2 residential zone. The definition in the Zoning Bylaw for a property located in an R2 zone is as follows:

"R2: Two-Family District. The predominant use in R2 is a two-family dwelling or duplex. This district is generally served by local streets only and its neighborhoods are largely walkable and well established. It includes areas that are generally within walking distance of the stores and transportation facilities along Massachusetts Avenue and Broadway. The Town discourages uses that consume large amounts of land, uses that would detract from the single-family and two-family or duplex residential character of these neighborhoods, and uses that would otherwise interfere with the intent of this Bylaw."

Of note, the following appears under Section 5.4.1(A)(3) of the Arlington Zoning Bylaw: "…the following two uses are allowable by special permit: 1) "six or more single family dwellings on one or more contiguous lots"; and 2) "six or more units in two-family dwellings or duplex dwelling on one or more contiguous lots".

Also of note is that the ARB is the Town's Planning Board, Redevelopment Authority, and a Special Permit Granting Authority. See Town Counsel's 2020 Opinion ("[T]he ARB is an entity possessing substantial discretion and authority to exceed or waive the provisions of the Bylaw", including "broad discretion to provide modifications, or exceptions to dimensional [and] density . . . regulations" as part of the Environmental Design Review special permitting process). https://www.arlingtonma.gov/home/showpublisheddocument/52673/637340294495730000

The subject property was built in 1910, and prior to Spy Pond's ownership, it was used by its previous owner as a 6-unit non-conforming rental apartment building. It contained six (6) individual apartments. Each with its own gas appliances and separate metering devices. Its history prior to its previous owner is unknown. However, it was always considered a residential structure. The Building Department and Town Counsel confirmed that the building currently qualifies for a legal non-conforming 4-unit residential usage.

The property is located in a densely populated residential neighborhood containing mostly multifamily 2-6 unit properties. The property has always been used only for residential purposes and the proposed use is also only for residential purposes.

Spy Pond did not initially apply for a Special Permit under any town entity, since it was operating under the guidance and instruction of the Building Department in its permitting process. Had Spy Pond known that a Special Permit was required, it would have requested a by-right permit or it would have proactively gone through the Special Permitting process.

Nonetheless, Spy Pond has minimally increased the building's overall massing in that it retains the same height, the same width, and even shorter depth.

Although Spy Pond has increased the overall interior finished area of the building, it has accomplished this increase while also achieving the following benefits:

- Increase in usable open space from literally zero to 1,428SF
- Reduction in lot coverage percentage
- Minimized impervious driveway areas in favor of pervious areas of grass, andscaping, and private/individual green spaces for its residents. Thus enhancing drainage on the site.

As part of its role, the ARB reviews proposed uses relative to existing neighboring properties. This includes how the proposed structure compares to the massing of other structures in the vicinity and neighborhood. Massing entails the overall configuration and stature of the building. (Its general shape and form as well as size.)

The proposed massing conforms with that of neighboring properties, which have similar stature. Referencing the enclosed Neighborhood Massing and Density table, which compares public record information for similar neighboring properties, it is clear that the proposed use falls in-line with other properties that are within the immediate vicinity and on Belknap Street. It is also clear from the neighborhood pictures that the building conforms to massing and neighborhood design characteristics, such as overall height, width (of 4-unit buildings), typical front and side setbacks, driveway width, etc.

The permit for which Spy Pond applied requires relief from Section 3.4 Environmental Design Review. Spy Pond has addressed the standards of Section 3.4 of the Zoning Bylaw as follows:

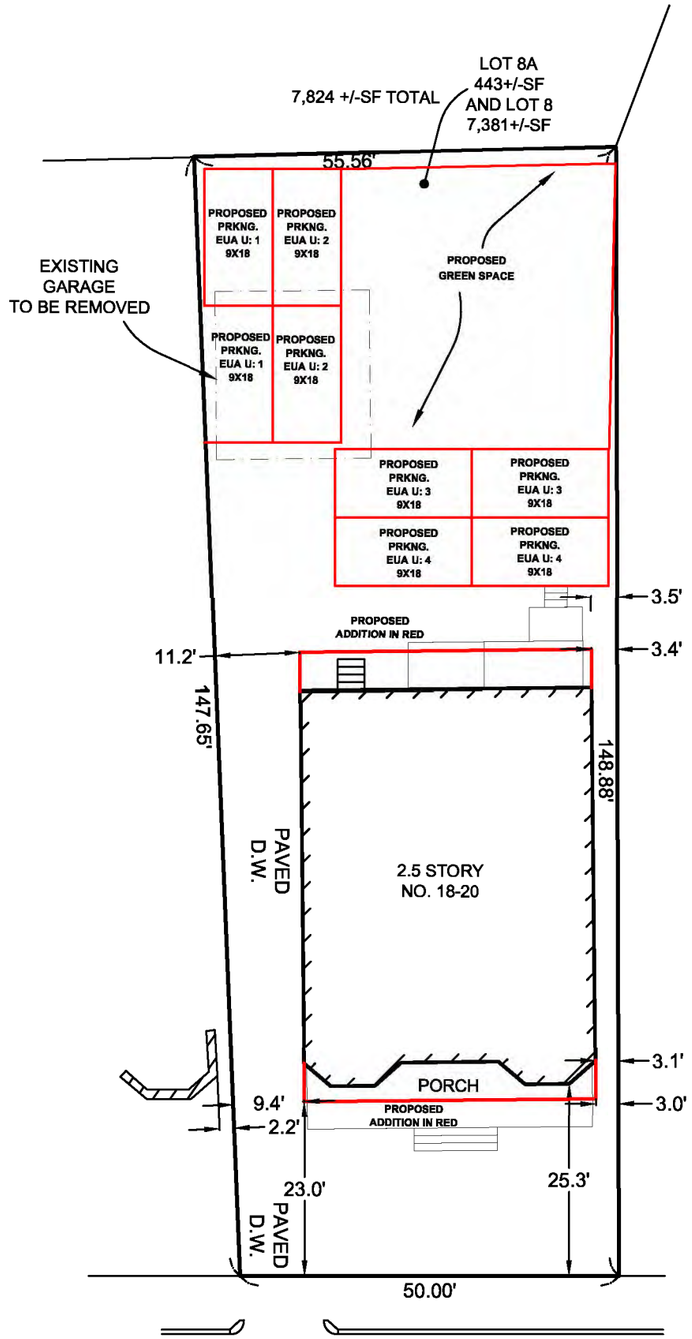
1. Lot coverage is reduced from 30.8% to 30.4%
2. The proposed massing conforms with neighboring properties in its gross building area relative to lot size, overall building height, overall building width, and building depth.
3. Usable open space increases from zero to 1,428SF. Landscaped open space increases from 1,268SF to 1,467SF.
4. Vehicular circulation improves through clearly outlined 2-car parking per unit in individual driveways. Resident safety improves as a result of better visibility and maneuverability throughout the parking areas.
5. Surface water drainage dramatically improves by reducing a large amount of impervious surfaces and creating a large amount of pervious grassy and landscaped areas that did not exist previously.
6. Access to utility service remains largely unchanged, although the quality and efficiency of the services are dramatically improved.
7. Property is residential and as such will have no advertising associated with it.
8. Since this is a residential property, no special features are anticipated.
9. Safety will be enhanced through clearly marked units, the latest fireproofing materials, and a brand new sprinkler system.
10. Heritage is not impacted by this proposed use. The property conforms nicely to the neighborhood and is suitable for its intended use.
11. The proposed development adds a large amount of green space, open air decks, and an increased number of windows and skylights, offering its residents exposure to natural air and light sources.
12. LEED design is not applicable to this proposed use.

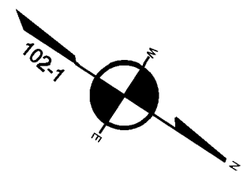
Site Plan (Submitted Separately)

RESERVED FOR REGISTRY USE

18-20 BELKNAP STREET
CONDOMINIUM SITE PLAN

LOCATED AT
18-20 BELKNAP STREET
ARLINGTON, MA





REFERENCES

DEED: BOOK 11247, PAGE 366
PLANS: PLAN BOOK 102, PLAN 1; 880 OF 1966

NOTES

PROPOSED GREEN SPACE POST CONSTRUCTION TO BE 30%

THIS PLAN WAS MADE FROM AN INSTRUMENT SURVEY ON THE GROUND IN JUNE OF 2021 AND ALL STRUCTURES ARE LOCATED AS SHOWN HEREON.

THE PROPERTY LINES SHOWN ARE LINES DIVIDING EXISTING OWNERSHIPS, AND THE LINES OF STREETS AND WAY SHOWN ARE THOSE OF PUBLIC OR PRIVATE STREETS OR WAYS ALREADY ESTABLISHED, AND THAT NO NEW LINES FOR DIVISION OF EXISTING OWNERSHIPS OR FOR NEW WAYS ARE SHOWN.

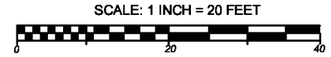
THIS PLAN FULLY AND ACCURATELY DEPICTS THE LOCATIONS AND DIMENSIONS OF THE BUILDINGS AS BUILT AND FULLY LISTS THE UNITS CONTAINED THEREIN, AND FURTHER FULLY AND ACCURATELY DEPICTS, LOCATES AND PROVIDES THE DIMENSIONS OF ALL LIMITED OR EXCLUSIVE USE COMMON AREAS AND FACILITIES OF THE CONDOMINIUM OUTSIDE OF ANY BUILDING.

THIS PLAN WAS PREPARED IN CONFORMITY WITH THE RULES AND REGULATIONS OF THE REGISTERS OF DEEDS OF THE COMMONWEALTH OF MASSACHUSETTS.

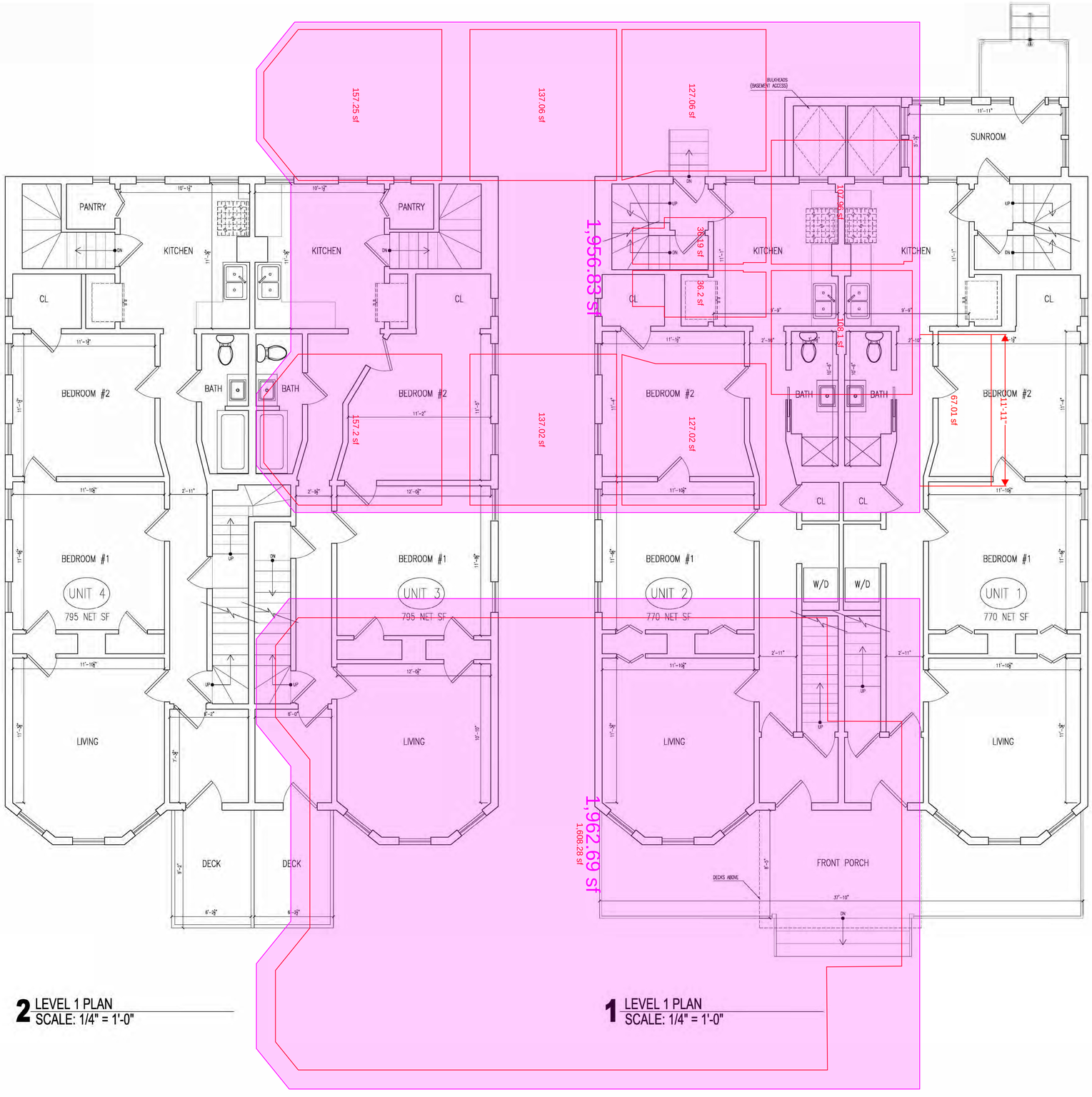
THOMAS BERNARDI P.L.S. **DATE: JANUARY 24, 2022**

MASSACHUSETTS SURVEY CONSULTANTS
GLOUCESTER, MA 01930
617 899-0703

SCALE: 1 INCH = 20 FEET

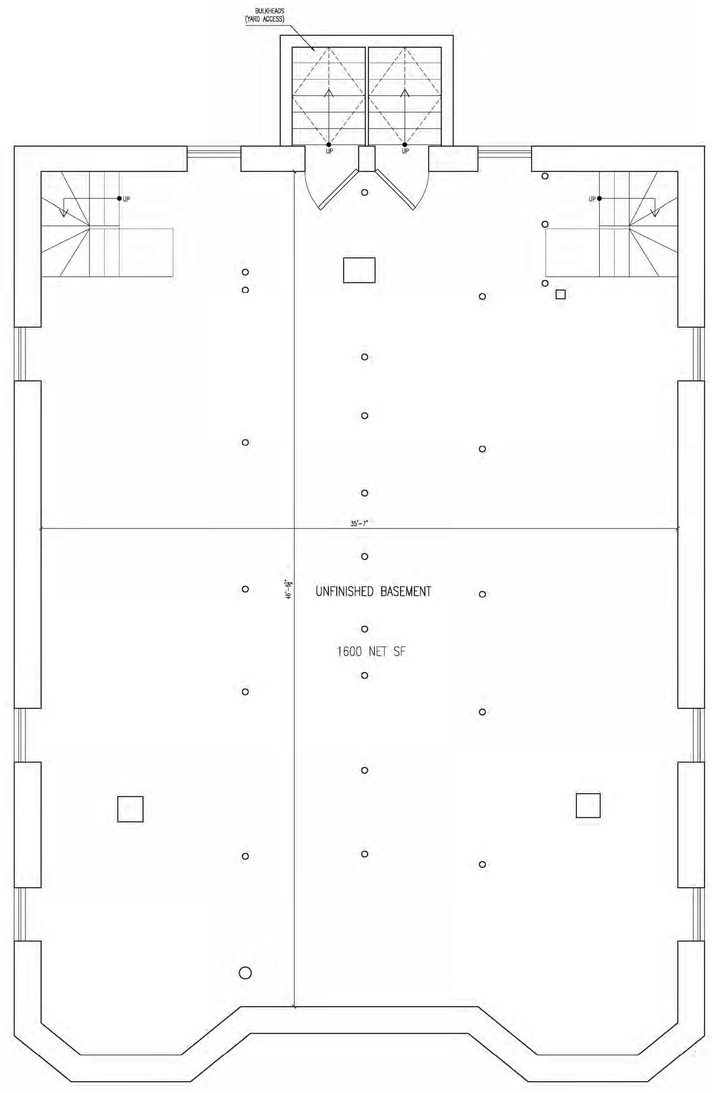


Building Plans and Elevations – Existing and Proposed



2 LEVEL 1 PLAN
SCALE: 1/4" = 1'-0"

1 LEVEL 1 PLAN
SCALE: 1/4" = 1'-0"



B BASEMENT PLAN
SCALE: 1/4" = 1'-0"

18-20 Belknap St.

Owner

context
a collaborative design workshop

Arlington,
Massachusetts

No.	Description	Date
01	Issued for Permit	–/–/2021

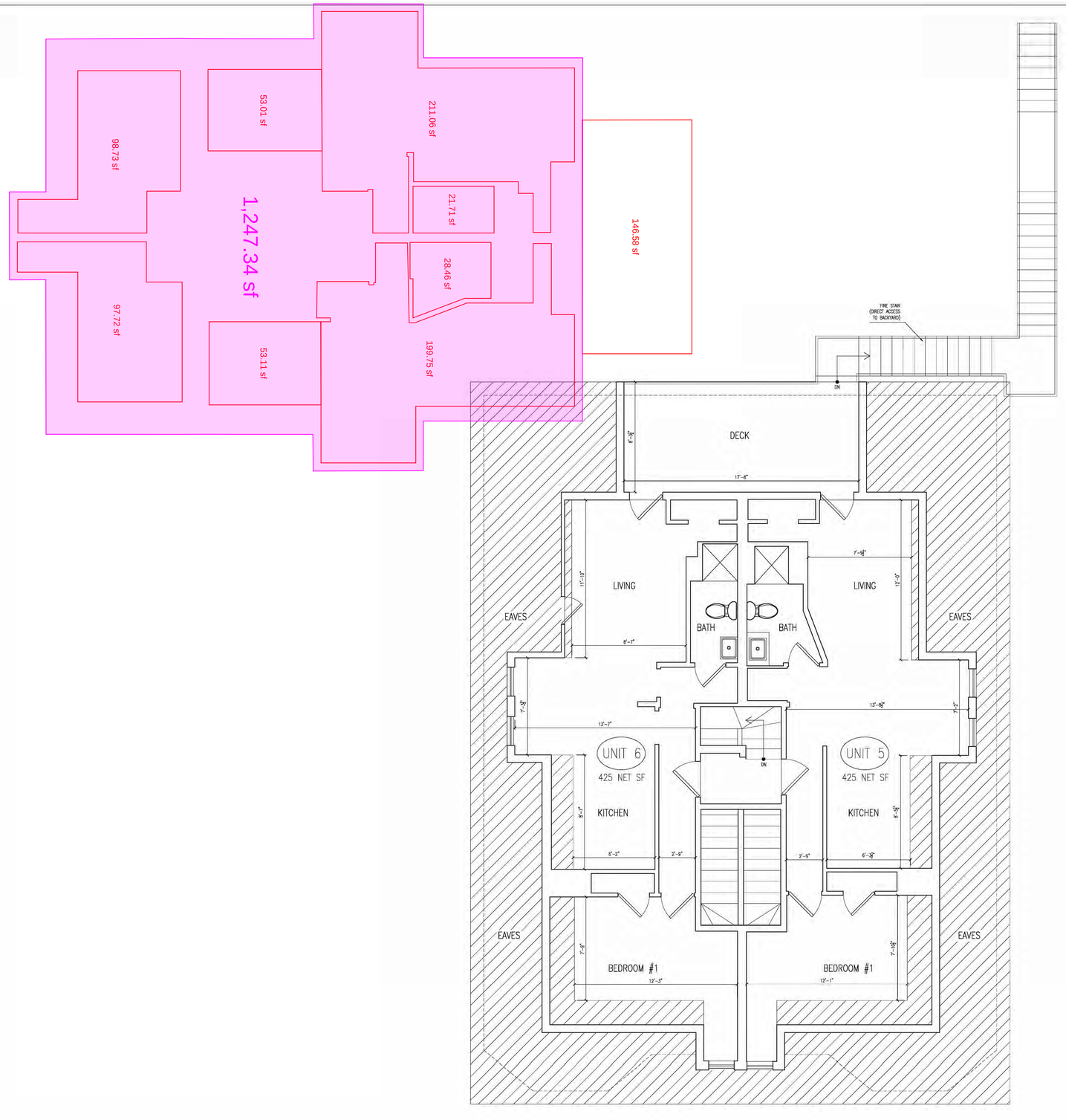
Drawing Title: Existing Plans

Project No.: 0— **Checked by:** EZ

XA-1

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3 LEVEL 3 PLAN
SCALE: 1/4" = 1'-0"

18-20 Belknap St.

Owner

context
a collaborative design workshop

Arlington,
Massachusetts

No.	Description	Date
01	Issued for Permit	--/--/2021

Drawing Title: Existing Plans

Project No.: 0— **Checked by:** EZ

XA-2

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1 BELKNAP STREET ELEVATION
SCALE: 1/4" = 1'-0"



2 SIDE ELEVATION (NORTH)
SCALE: 1/4" = 1'-0"

18-20 Belknap St.

Owner

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X-A3

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3 REAR ELEVATION (WEST)
SCALE: 1/4" = 1'-0"



4 SIDE ELEVATION (SOUTH)
SCALE: 1/4" = 1'-0"

18-20 Belknap St.

Owner

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18-20 BELKNAP STREET - ARLINGTON, MA

GENERAL NOTES & SPECIFICATIONS

1.0 CONDITIONS OF CONTRACT

1.1 THE GENERAL CONTRACTOR IS RESPONSIBLE FOR PROVIDING SUBCONTRACTORS WITH ALL INFORMATION REGARDS TO FULL SCOPE OF THE PROJECT AND THEIR RESPECTIVE TRADES BIDDING AND CONSTRUCTION.

2.0 GENERAL

2.1 SCOPE OF WORK INCLUDES ALL WORK REQUIRED TO PROVIDE THE OWNERS THE WORK DEFINED IN THE CONSTRUCTION DOCUMENTS AND ALL BASE BUILDING CONSTRUCTION WITHIN THE IDENTIFIED SCOPE IN FULL INTENDED OPERATION.

2.2 GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR ALL INJURY AND DAMAGE OF ANY KIND RESULTING FROM THIS WORK, TO PERSONS OR PROPERTY.

2.3 RENTAL CHARGES, SAFETY, PROTECTION AND MAINTENANCE OF RENTED EQUIPMENT SHALL BE CONTRACTOR'S RESPONSIBILITY.

2.4 PROJECT SHALL NOT BE COMPLETED UNTIL ALL NECESSARY AFFIDAVITS, CERTIFICATION AGENCY APPROVALS AND INSURANCE CONDITIONS OF THIS CONTRACT HAVE BEEN FULFILLED TO THE SATISFACTION OF THE OWNER. APPLICABLE REQUIREMENTS OF THE GENERAL CONDITIONS INCLUDE, BUT ARE NOT NECESSARILY LIMITED TO THE FOLLOWING:
A. FINAL CLEANUP
B. COMPLETION OF ALL PUNCH LIST ITEMS.
C. SUBMISSION OF WAIVERS OF LIEN COVERING THIS CONTRACTOR AND HIS SUBCONTRACTORS AND SUPPLIERS.
D. COMPLETE SET OF TAGS, CHARTS, DIAGRAMS, INSTRUCTION BOOKLETS, ETC. AS REQUIRED FOR MECHANICAL AND ELECTRICAL INSTALLATIONS.
E. SUBMISSION OF ALL BUILDING DEPARTMENT APPROVALS AND CERTIFICATIONS.
F. WARRANTIES IN THE NAME OF THE OWNER, PRODUCT INFORMATION AND COPIES OF SUBMITTALS.

2.5 THIS JOB IS DESIGN/BUILD FOR THE FOLLOWING SYSTEMS: ELECTRICAL, MECHANICAL, PLUMBING, CONTRACTORS ARE REQUIRED TO FINALIZE THE DESIGN OF THEIR RESPECTIVE SYSTEMS FOR FULL AND PROPER OPERATIONS ACCORDING TO THE APPLICABLE LAWS AND SPECIFICATIONS IN THE PROJECT MANUAL, IN ORDER TO SATISFY INTENDED FUNCTION AND DESIGN OF MECHANICAL AND ELECTRICAL DRAWINGS PROVIDED HERE.

2.6 CONTRACTOR TO PROVIDE EMERGENCY ACCESS TO THE BUILDING TWO MEANS OF EGRESS AT ALL TIMES, AREA TO BE CLEARED OF DEBRIS, PARTITIONED OFF AND LIT FOR CONTINUAL ACCESSIBILITY OF TOW EXITS. TWO EXISTS NEED TO BE PROVIDED DURING THE CONSTRUCTION AND DEMOLITION.

2.7 WRITTEN DIMENSIONS HAVE PRECEDENCE OVER SCALED DIMENSIONS. DO NOT SCALE THE DRAWINGS.

3.0 DOCUMENTS

3.1 THESE DOCUMENTS HAVE BEEN COMPILED WITH THE BEST AVAILABLE INFORMATION AND ARE NOT INTENDED TO LIMIT THE SCOPE OF WORK. THE CONTRACTOR MAY ENCOUNTER HIDDEN OR COVERED CONDITIONS, NOT INDICATED IN THE DOCUMENTS, REQUIRING ADDITIONAL WORK FOR THE COMPLETION OF THIS CONTRACT. IT WILL BE ASSUMED THAT THE CONTRACTOR HAS INSPECTED THE SITE PRIOR TO BIDDING AND VERIFIED ALL CONDITIONS, DIMENSIONS, AND OTHER INFORMATION HERE IN SUPPLIED.

3.2 ALL DIMENSIONS AND LAYOUTS SHALL BE FIELD VERIFIED BY THE CONTRACTOR/OWNER TO COORDINATED THE ARCHITECTURAL DRAWINGS WITH APPROVED SITE PLAN. ANY INCONSISTENCIES DISCREPANCIES OR AMBIGUITIES SHALL BE REPORTED TO THE DESIGNER BEFORE PROCEEDING WITH THE WORK.

3.3 ALL WORKING STANDARDS SHALL REFLECT IRC 2009 & 780 CRM 8TH EDITION AMENDMENTS OF BUILDING CODE FOR ONE/TWO FAMILY DWELLING.

3.4 CONTRACTOR SHALL BE REVIEW AND REPORT ANY INCONSISTENCIES.

3.5 CONTRACTOR SHALL COMPLY WITH ALL APPLICABLE CODES, AND SHALL PAY AND OBTAIN BUILDING PERMITS AND ALL NECESSARY APPROVALS. CONTRACTOR SHALL OBTAIN ALL APPROVALS AND PERMITS FOR CONSTRUCTION FROM THE MUNICIPAL AGENCIES HAVING JURISDICTION, PRIOR TO COMMENCEMENT OF WORK, AT HIS OWN EXPENSE.

3.6 CONTRACTOR SHALL GUARANTEE ALL WORK AGAINST DEFECTS FOR ONE YEAR FROM DATE OF SUBSTANTIAL COMPLETION.

4.0 TRADES

4.1 THE GENERAL CONTRACTOR SHALL SUBMIT SHOP DRAWINGS, SAMPLES OF ALL FINISH MATERIAL SHALL BE SUBMITTED TO OWNER AND/ OR DESIGNER FOR APPROVAL, INCLUDING PAINT SAMPLE. ANY FINISHES THAT ARE PURCHASED BEFORE APPROVAL AND ARE SUBSEQUENTLY REJECTED ARE THE RESPONSIBILITY OF THE CONTRACTOR, NO SUBSTITUTIONS WILL BE CONSIDERED FOR PRODUCTS OR METHODS THAT CANNOT BE PROVIDED AS A RESULT OF CONTRACTOR'S FAILURE TO ORDER PRODUCTS IN A TIMELY MANNER, PURSUE THE WORK PROMPTLY, OR TO COORDINATE THE VARIOUS ACTIVITIES PROPERLY.

4.2 THE CONTRACTOR SHALL NOT BE RELIEVED OF RESPONSIBILITY FOR DEVIATIONS FROM REQUIREMENTS OF THE CONTRACT DOCUMENTS BY THE OWNER'S AND/OR DESIGNER FOR APPROVAL OF SHOP DRAWINGS, PRODUCT DATA, SAMPLES, OR SIMILAR SUBMITTALS UNLESS THE CONTRACTOR HAS SPECIFICALLY INFORMED THE OWNER AND/OR DESIGNER IN WRITING OF SUCH DEVIATION AT THE TIMES OF SUBMITTAL AND THE ARCHITECT HAS GIVEN WRITTEN APPROVAL TO THE SPECIFIC DEVIATION. THE CONTRACTOR SHALL NOT BE RELIEVED OF RESPONSIBILITY FOR ERRORS OR OMISSIONS IN SHOP DRAWINGS, PRODUCT DATA, SAMPLE, OR SIMILAR SUBMITTALS BY THE OWNER'S AND/OR DESIGNER APPROVAL THEREOF.

4.3 ELECTRICAL CONTRACTOR TO PROVIDE DESIGN & BUILD SERVICES, ALL WORK TO BE IN COMPLIANCE W/527 CMR & NFPA 90 REQUIREMENTS, COORDINATE UTILITY COMPANY REQUIREMENTS WITH ARCHITECT AND SITE CONTRACTOR. COORDINATE ALL TRENCHING WITH GENERAL CONTRACTOR, SERVICE TO BE DESIGNED FOR 200 AMP WITH CIRCUIT BREAKER PANEL BOARD SIZED ADEQUATELY. COORDINATE WITH HVAC FOR CONTRACTOR FOR A/C LOAD. REVIEW LAYOUT IN FIELD WITH ARCHITECT AND GENERAL CONTRACTOR TO VERIFY LOCATIONS OF ALL SWITCHING AND LIGHTING. CONTRACTOR MUST GIVE ALLOWANCES FOR LIGHTING IN CONTRACT; OWNER TO SELECT ALL LIGHTING FIXTURES AND APPLIANCES FOR CONTRACTOR TO INSTALL. PROVIDE PERMIT AND SCHEDULE ALL INSPECTIONS IN A TIMELY FASHION. PROVIDE CARBON MONOXIDE, SMOKE AND HEAT DETECTORS PER CODE REQUIREMENTS.

4.4 IF CONFLICTS OCCUR BETWEEN DWGS AND SPECS OR PRODUCTS, PROCEDURES, ETC. THE MORE STRINGENT DETAIL AND HIGHER QUALITY SHALL BE CONSIDERED THE INTENT OF THE CONTRACT DOCUMENTS. OWNER'S AND/OR DESIGNER'S CONFIRMATION IS REQUIRED.

4.5 THE INTENT OF CONTRACT DOCS & RESPECTIVE DESIGN BUILD DISCIPLINES REPRESENT A COMPLETE INSTALLATION PER INDUSTRY AND TRADE STANDARDS FOR SIMILAR TYPES OF CONSTRUCTION IN GEOGRAPHIC REGION.
ES, OR SIMILAR SUBMITTALS BY THE OWNER'S AND/OR DESIGNER'S APPROVAL THEREOF.



1 FRONT_2
12" = 1'-0"

COMMONWEALTH OF MASSACHUSETTS
CARLOS FERREIRA
CIVIL
No. 41423
REGISTERED PROFESSIONAL ENGINEER

SCALE: 12" = 1'-0"
DATE: 28/07/2021 17:14:27
SHEET NO. 115 of 575
A-01

DRAWN BY: FLM
AREA: 9143 ft²

ADDRESS:
18-20 BELKNAP STREET
ARLINGTON, MA

MF ENGINNERING & DESIGN INC.
142 FISHER STREET
WESTBOROUGH, MA 01581
EMAIL: CARLOS.FERREIRA@MF-ENG.COM
PHONE: (508) 331-7251

5.0 FOUNDATION NOTES

5.1 FOOTINGS ARE TO BEAR ON UNDISTURBED LEVEL SOIL DEVOID OF ANY ORGANIC MATERIAL AND STEPPED AS REQUIRED TO MAINTAIN THE REQUIRED DEPTH BELOW THE FINAL GRADE.

5.2 SOIL BEARING PRESSURE ASSUMED TO BE 1500 PSF.

5.3 ANY FILL UNDER GRADE SUPPORTED SLABS TO BE A MINIMUM OF 10" GRAVEL BASE COMPACTED TO 95%.

5.4 CONCRETE:
- INTERIOR SLABS ON GRADE: 2.500 PSI.
- FROST WALL / FOUNDATIONS EXPOSED TO THE WEATHER: 3.000 PSI.
- FOOTINGS EXPOSED TO THE WEATHER: 3.500 PSI.

5.5 CONCRETE SLABS TO HAVE CONTROL JOINTS AT 25 FT. (MAXIMUM) INTERVALS EA. WAY.

5.6 ALL WOOD IN CONTACT WITH CONCRETE TO BE PRESSURE TREATED OR PROTECTED WITH 55# ROLL ROOFING.

5.7 ALL HOLD DOWN HARDWARE MUST BE SECURED IN PLACE PRIOR TO FOUNDATION INSPECTION.

6.0 CONSTRUCTION CODES

MASSACHUSETTS 9TH EDITION BASE CODE
2015 IRC - INTERNATIONAL RESIDENTIAL CODE
780 CMR - MA AMENDMENTS TO THE IRC
2015 IEBC - INTERNATIONAL EXISTING BUILDING CODE
2015 IECC - INTERNATIONAL ENERGY CONSERVATION CODE
2015 IMC - INTERNATIONAL MECHANICAL CODE
2015 IFC - INTERNATIONAL FIRE CODE
527 CMR - MA FIRE PREVENTION AND ELECTRICAL REGULATIONS
521 CMR - MA ACCESSIBILITY REGULATIONS
248 CMR - MA PLUMBING REGULATIONS

6.1 ALL WORKING STANDARDS SHALL REFLECT IRC 2015 & 780 CRM 9TH EDITION AMENDMENTS OF BUILDINGS CODE FOR ONE/TWO FAMILY DWELLING.

7.0 LIST OF DRAWINGS:

A-01 - GENERAL NOTES & SPECIFICATIONS
A-02 - SITE
A-03 - BASEMENT & FIRST FLOOR
A-04 - SECOND FLOOR & THIRD FLOOR
A-05 - ELEVATIONS
A-06 - ELEVATIONS
A-07 - DETAILS
A-08 - DETAILS



AREAS		
Name	Level	Area
UNIT 1	BASEMENT	579 ft²
UNIT 1	FIRST FLOOR	618 ft²
UNIT 1	SECOND FLOOR	579 ft²
UNIT 1	THIRD FLOOR	477 ft²
UNIT 1		2253 ft²
UNIT 2	BASEMENT	579 ft²
UNIT 2	FIRST FLOOR	618 ft²
UNIT 2	SECOND FLOOR	579 ft²
UNIT 2	THIRD FLOOR	477 ft²
UNIT 2		2253 ft²
UNIT 3	BASEMENT	593 ft²
UNIT 3	FIRST FLOOR	633 ft²
UNIT 3	SECOND FLOOR	593 ft²
UNIT 3	THIRD FLOOR	501 ft²
UNIT 3		2319 ft²
UNIT 4	BASEMENT	593 ft²
UNIT 4	FIRST FLOOR	633 ft²
UNIT 4	SECOND FLOOR	593 ft²
UNIT 4	THIRD FLOOR	501 ft²
UNIT 4		2319 ft²
Grand total		9143 ft²

ARCHITECTURAL ABREVIATIONS

A

AB	ANCHOR BOLT
ACFL	ACCESS FLOOR
ACOUS	ACOUSTICAL
ACT	ACOUSTICAL CEILING TILE
AD	AREA DRAIN
ADD	ADDENDUM
ADDL	ADDITIONAL
ADJ	ADJUST/ABLE
ADJ	ADJACENT
ADMIN	ADMINISTRATION
AFF	ABOVE FINISH FLOOR
AHU	AIR HANDLING UNIT
ALT	ALTERNATE
ALUM	ALUMINUM
ANUN	ANNUNCIATOR
AP	ACCESS PANEL
APC	ARCHITECTURAL PRECAST CONCRETE
APROX	APPROXIMATE
ARCH	ARCHITECTURAL
AUTO	AUTOMATIC
AWT	ACOUSTICAL WALL TREATMENT

B

BA	BUILDING ACCESSORY
BBD	BULLETIN BOARD
BC	BRICK COURSES
BD	BOARD
BFE	BOTTOM FOOTING ELEVATION
BG	BUMPER GUARD
BIT	BITUMINOUS
BKT	BRACKET
BLDG	BUILDING
BLKG	BLOCKING
BLT	BORROWED LIGHT
BLW	BELOW
BM	BEAM
BO	BY OWNER
BOF	BY OWNER FUTURE
BOT	BOTTOM
BR	BRICK
BRG	BEARING
BRL	BRICK LEDGE
BSMT	BASEMENT
BTWN	BETWEEN
BUR	BUILT-UP ROOFING

C

C	CHANNEL
C DISP	CUB DISPENSER
CAB	CABINET
CG	CORNER GUARD
CH	COAT HOOK
CJT	CONTROL JOINT
CCTV	CLOSED CIRCUIT TELEVISION
CD	COILING DOOR
CG	COILING GRILLE
CL	CENTER LINE
CL	CLASS
CLG	CEILING
CLR	CLEAR
CM	CONSTRUCTION MANAGER
CMU	CONCRETE MASONRY UNIT
CO	CLEANOUT
CO	CASED OPENING
COL	COLUMN
COMB	COMBINATION/-ED
CONC	CONCRETE
CONF	CONFERENCE
CONN	CONNECT/-ED,/-ION
CONST	CONSTRUCTION
CONT	CONTINUE/OUS
CONTR	CONTRACT/OR
COORD	COORDINATE
CORR	CORRIDOR
CPT	CARPET
CT	CERAMIC TILE
CTR	CENTER
CTSK	COUNTERSUNK
CUH	CABINET UNIT HEATER
CW	CURTAIN WALL
CW	COLD WATER
CYL	CYLINDER

D

D	DEPHT OR DEEP
DEMO	DEMOLITION
DEPR	DEPRESSION
DEPT	DEPARTMENT
DET	DETAILS
DF	DRINKING FOUNTAIN
DIA	DIAMETER
DIAG	DIAGONAL
DIFF	DIFFUSER
DIM	DIMENSION
DISP	DISPENSER
DIST	DISTRIBUTION
DIV	DIVISION
DJT	DUMMY JOINT
DN	DOWN
DP	DEMOUNTABLE PARTITION
DP	DATA PROCESSING
DR	DOOR
DS	DOWNSPOUT
DW	DUMBWAITER
DWG	DRAWING
DWLS	DOWELS

E

E	EXISTING
EXIST	EXISTING
EC	ELECTRIC CABINET
EF	EXHAUST FAN
EIFS	EXTERIOR INSULATION AND FINISH SYSTEM
EJT	EXPANSION JOINT
EL	ELEVATION
ELEC	ELECTRICAL
ELEV	ELEVATOR
EMERG	EMERGENCY
ENCL	ENCLOSURE
ENTR	ENTRANCE
EO	ELECTRICAL OUTLET
EP	EXPLOSION PROOF
EQ	EQUAL
EQUIP	EQUIPMENT
ES	END SECTION
EWC	ELECTRIC WATER COOLER
EXA	EXHAUST AIR
EXC	EXCAVATE/-ED/-ION
EXH	EXHAUST HOOD
EXIST	EXISTING
EXP	EXPANSION
EXT	EXTERIOR

F

FA	FIRE ALARM
FB	FIRE BLANKET
FD	FLOOR DRAIN
FDN	FOUNDATION
FDV	FIRE DEPARTMENT VALVE
FE	FIRE EXTINGUISHER
FGS	FOAM GASKET SEAL
FH	FIRE HOSE
FHP	FULL HEIGHT PARTITION
FHV	FIRE HOSE VALVE
FIN	FINISH
FIXT	FIXTURE
FL	FLOOR
FL	FLOW LINE
FLASH	FLASHING
FLEX	FLEXIBLE
FLG	FLANGE
FLUOR	FLUORESCENT
FP	FIRE PROOFING
FRMG	FRAMING
FS	FULL SIZE
FS	FLOOR SINK
FSTOP	FIRESTOPPING
FT	FOOT/FEET
FTG	FOOTING
FTR	FIN TUBE RADIATION
FURR	FURRING
FUT	FUTURE

G

GA	GAUGE
GAL	GALLONS
GALV	GALVINIZED
GB	GRAB BAR
GB	GRADE BEAM
GC	GENERAL CONTRACTOR
GEN	GENERATOR
GEN	GENERAL
GL	GLASS
GMU	GLASS MASONRY UNIT
GR	GRADE
GWB	GYPSUM BOARD
GWB/SK	GYPSUM BLUE BOARD W/ PLASTER SKIM COAT
GYP SHGT	GYPSUM SHEATHING

H

H	HIGH
HB	HOSE BIB
HD	HAND DRYER
HDCP	HANDICAP
HDR	HEADER
HDW	HARDWARE
HM	HOLLOW METAL
HORIZ	HORIZONTAL
HPT	HIGHPOINT
HR	HANDRAIL
HT	HEIGHT
HTR	HEATER
HVAC	HEATING, VENTILATING, AIR CONDITIONING
HW	HOT WATER
HWD	HARDWOOD

I

IC	INTERCOM
ID	INSIDE DIAMETER
IN	INCH
INSUL	INSULATION
INT	INTERIOR
ISO	ISOLATION

J

JAN	JANITOR
JB	JUNCTION BOX
JST	JOIST
JT	JOINT

K

KO	KNOCK OUT

L

L	LAVATORY
LAV	LAVATORY
LB	POUND
LCD	LINEAR CEILING DIFFUSER
LF	LINE FIGURED
LIN	LINEAR
LKR	LOCKER
LLH	LONG LEG HORIZONTAL
LLV	LONG LEG VERTICAL
LMC	LINEAR METAL CEILING
LOC	LOCATION OR LOCATE
LPT	LOW POINT
LS	LAWN SPRINKLING
LT	LIGHT
LTG	LIGHTING
LVR	LOUVER
LWC	LINEAR WOOD CEILING

M

M	MIDDLE
MAN	MANUAL
MATL	MATERIAL
MAX	MAXIMUM
MBD	MARKER BOARD
MC	MEDICINE CABINET
MCU	MODULAR COOLING UNIT
MECH	MECHANICAL
MEMB	MEMBRANE
MET	METAL
MEZZ	MEZZANINE
MFR	MANUFACTURER
MH	MANHOLE
MHC	MATERIAL HANDLING CONVEYOR
MIN	MINIMUM
MIR	MIRROR
MISC	MISCELLANEOUS
MO	MASONRY OPENING
MONO	MONOLITHIC
MPC	MEATL PAN CEILING
MPU	MULTI-PURPOSE UNIT
MTD	MOUNTED
MTR	MOTOR
MULL	MULLION

N

NA	NOT APPLICABLE
NIC	NOT IN CONTRACT
NO	NUMBER
NOM	NOMINAL
NRC	NOISE REDUCTION COEFFICIENT
NT	NOTE
NTS	NOT TO SCALE

O

OC	ON CENTER
OD	OUTSIDE DIAMETER
OFF	OFFICE
OH	OVERHEAD
OP	OPERABLE PARTITION
OPER	OPERATOR
OPNG	OPENING
OPP	OPPOSITE
ORD	OVERFLOW ROOF DRAIN

P

PART	PARTITION
PB	PUSH BUTTON
PC	PRECAST CONCRETE
PCD	PAPER CUP DISPENSER
PED	PEDESTAL
PL	PLATE
PL	PROPERTY LINE
PLAM	PLASTIC LAMINATE
PLBG	PLUMBING
PLS	PLASTER
PLW	PLYWOOD
PNL	PANEL
PR	PAIR
PRELIM	PRELIMINARY
PRES	PLASTIC RESIN
PRESS	PRESSURE
PRIM	PRIMARY
PROJ	PROJECTION
PRV	POWER ROOF VENTILATOR
PT	PAINT
PTC	PAPER TOWEL CABINET
PTR	PRINTER
PVC	POLYVINYL CHLORIDE
PRKNG.	PARKING

Q

QT	QUARRY TILE

R

R	RADIUS
R	RISER
RA	RETURN AIR
RAD	RADIATION
RB	RESILIENT BASE
RD	ROOF DRAIN
RE	RELOCATE EXISTING
REC	RECESSED
REF	REFERENCE
REFR	REFRIGERATOR
REG	REGISTER
REINF	REINFORCE/-ED/-ING
REM	REMOVE
REQD	REQUIRED
RET	RETAINING
REV	REVERSE
REV	REVISE
RF	RESILIENT FLOOR
RH	ROOF HATCH
RM	ROOM
RO	ROUGH OPENING
RS	ROUGH SLAB
RWC	RAIN WATER CONDUCTOR

S

S	SINK
SCHED	SCHEDULE
SD	SHOWER DRAIN
SD	SMOKE DAMPER
SDISP	SOAP DISPENSER
SECT	SECTION
SECY	SECRETARY
SF	STORE FRONT
SF	SQUARE FOOT
SH	SHOWER
SHD	SHOWER HEAD
SHT	SHEET
SHTG	SHEATHING
SIM	SIMILAR
SL	SEALER
SLNT	SEALANT
SLV	SLEEVE
SM	SURFACE MOUNTED
SNC	SANITARY NAPKIN CABINET
SND	SANITARY NAPKIN DISPOSER
SOG	SLAB ON GRADE
SP	STANDPIPE
SPEC	SPECIFICATIONS
SPR	SINGLE PLY ROOF
SQ	SQUARE
SQ YD	SQUARE YARD
SR	SERVICE RECEPTOR
SS	SERVICE SINK
SST	STAINLESS STEEL
ST	STREET
ST	STONE TILE
STC	SOUND TRANSMISSION
STD	STANDARD
STL	STEEL
STN	STONE
STNL	STONE LEDGE
STOR	STORAGE
STRUCT	STRUCTURAL
STS	STEEL STRUCTURE
SUPV	SUPERVISOR
SUSP	SUSPENDED
SW	STEEL WINDOWS
SW	SWITCH
SWD	SOFTWOOD
SYM	SYMMETRICAL

T

T	TOP
TAN	TANGENT
TBD	TACKBOARD
TC	TIME CLOCK
TCAB	TOWEL CABINET
TDISP	TISSUE DISPENSER
TDR	TRENCH DRAIN
TEL	TELEPHONE
TEMP	TEMPERATURE
TER	TERRAZZO
TG	TONGUE & GROOVE
THRES	THRESHOLD
TPG	TEMPERED PLATE GLASS
TPH	TOILET PAPER HOLDER
TR	TREAD
TRANSF	TRANSFORMER
TS	TUBE SECTION
TV	TELEVISION
TYP	TYPICAL

U

U	URINAL
UC	UNDERCUT
UFD	UNDER FLOOR DUCT
UG	UNDERGROUND
UH	UNIT HEATER
UNFIN	UNFINISHED
UNO	UNLESS NOTED OTHERWISE
US	UTILITY SHELF
UTIL	UTILITY

V

VC	VALVE CABINET
VENT	VENTILATION
VERT	VERTICAL
VEST	VESTIBULE
VR	VAPOR RETARDER
VTR	VENT THROUGH ROOF

W

W	WIDTH/WIDE
W	WIDE FLANGE
W	WITH
W/O	WITHOUT
WC	WATER CLOSET
WC	WALL COVERING
WD	WOOD
W/D	WASH & DRYER
WDW	WINDOW
WG	WALL GUARD
WH	WALL HYDRANT
WHCH	WHEELCHAIR
WHTR	WATER HEATER
WP	WATERPROOF
WR	WASTE RECEPTACLE
WS	WEATHERSTRIP
WSCT	WAINSCOT
WT	WINDOW TREATMENT
WT	WEIGHT
WW	WOOD WINDOW
WWF	WELDED WIRE FABRIC

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PHONE: (508) 331-7261

ADDRESS:
18-20 BELKNAP STREET
ARLINGTON, MA

DRAWN BY: FLM

AREA: 9143 ft²

SCALE: 1" = 1'-0"

DATE: 28/07/2021 17:14:28

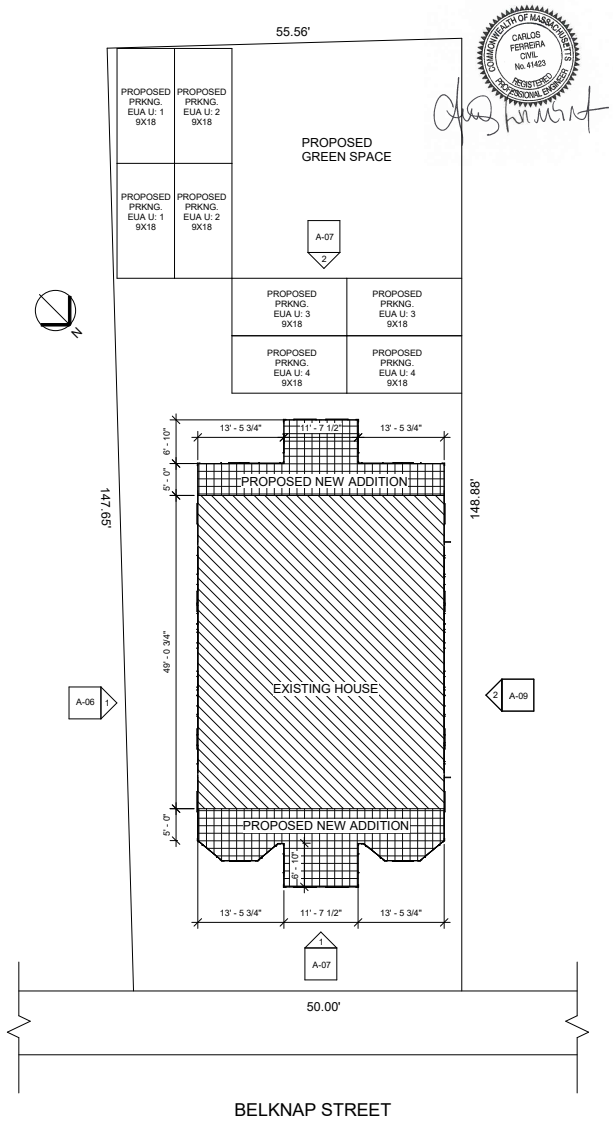
SHEET N°: A-02

Door Schedule		
Type Mark	Height	Width
D01	7' - 0 1/4"	2' - 7 1/2"
D01: 44		
D02	7' - 0 1/4"	2' - 11 7/16"
D02: 20		
D03	7' - 0 1/4"	4' - 7 1/8"
D03: 8		
D04	7' - 0"	3' - 4"
D04: 16		
D05	7' - 0 1/4"	4' - 11 1/16"
D05: 4		
D06	7' - 0"	5' - 0"
D06: 8		
Grand total: 100		

Window Schedule		
Type Mark	Height	Width
W01	2' - 10"	3' - 2"
W01: 12		
W02	4' - 0"	3' - 0"
W02: 60		
W03	2' - 0"	2' - 0"
W03: 2		
Grand total: 74		



2 BACK_2
12" = 1'-0"



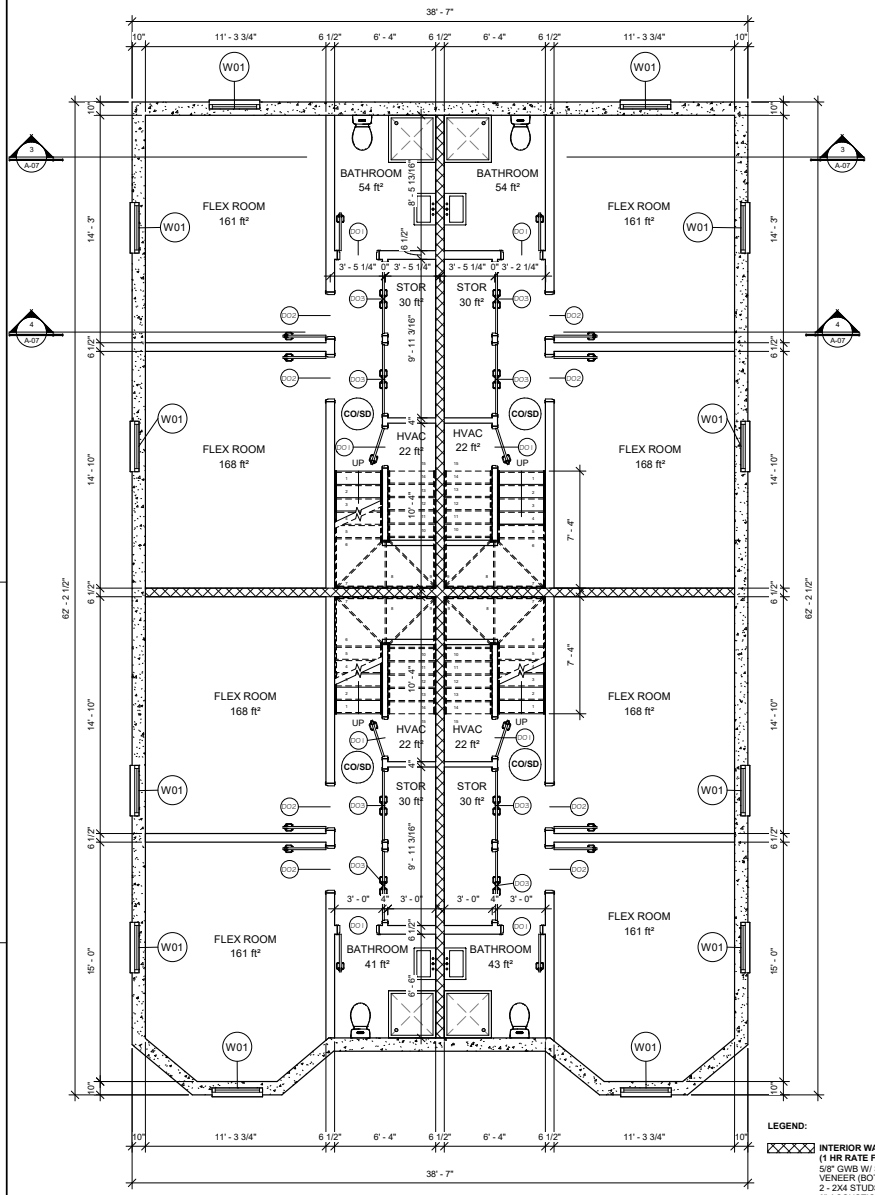
1 Site
1" = 10'-0"

CARLOS FERREIRA CIVIL No. 41423 REGISTERED PROFESSIONAL ENGINEER COMMONWEALTH OF MASSACHUSETTS

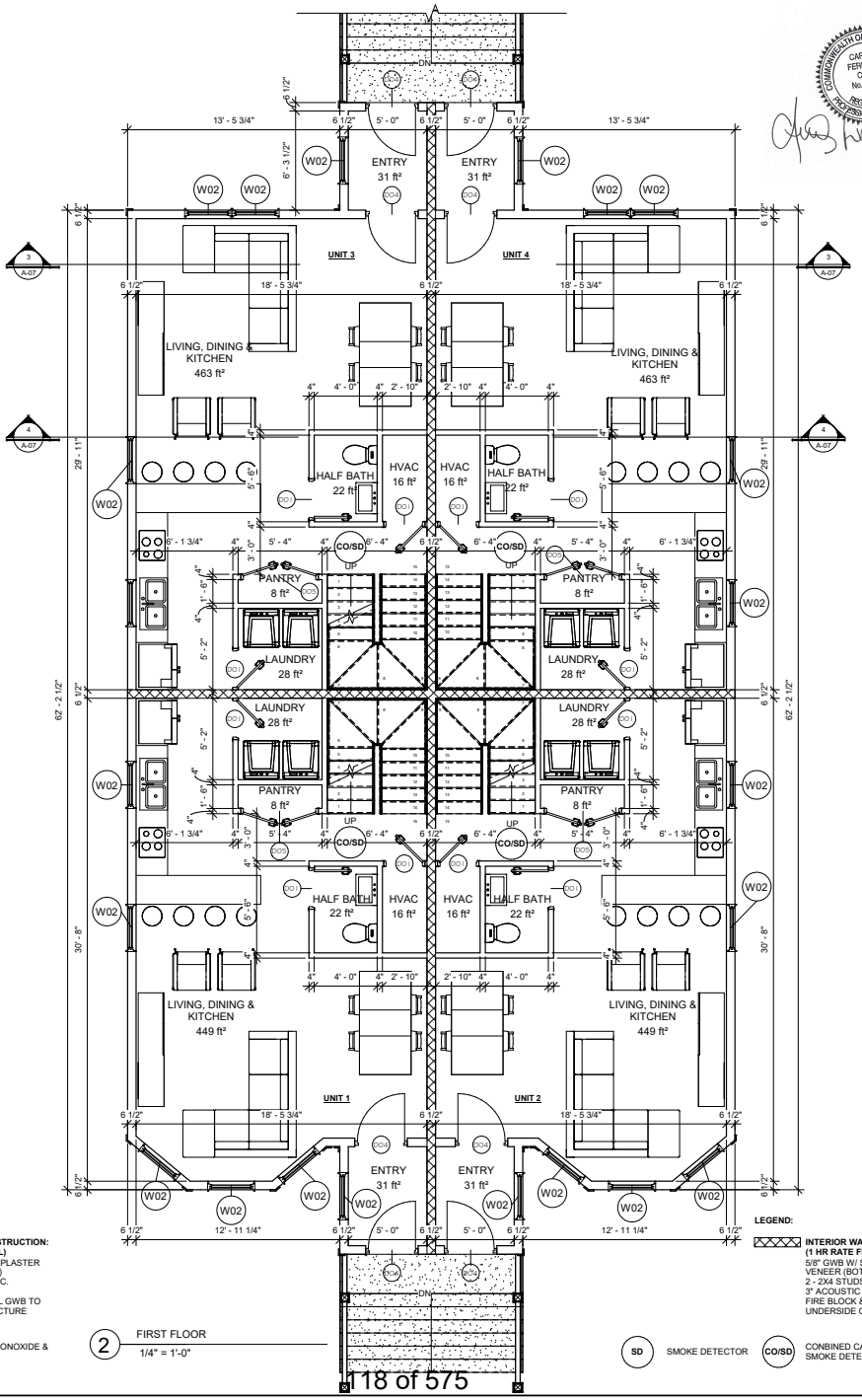
SHEET N°: A-03
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DATE: 28/07/2021 17:14:49
DRAWN BY: FLM
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ADDRESS: 18-20 BELKNAP STREET ARLINGTON, MA

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PHONE: (508) 331-7281

ENGINEERING & DESIGNS



1 BASEMENT
1/4" = 1'-0"



2 FIRST FLOOR
1/4" = 1'-0"

LEGEND:

INTERIOR WALL CONSTRUCTION:
(1 HR RATE FIRE WALL)
5/8" GWB W/ SMOOTH PLASTER VENEER (BOTH SIDES)
2 - 2X4 STUDS @ 16 O.C.
3" ACOUSTIC BAT
FIRE BLOCK & INSTALL GWB TO UNDERSIDE OF STRUCTURE

SD SMOKE DETECTOR
CO/SD CONBINED CARBON MONOXIDE & SMOKE DETECTOR

COMMONWEALTH OF MASSACHUSETTS
CARLOS FERREIRA
CIVIL
No. 41423
REGISTERED PROFESSIONAL ENGINEER

MF ENGINNERING & DESIGN INC.
142 FISHER STREET
WESTBOROUGH, MA 01581
EMAIL: CARLOS.FERREIRA@MF-ENG.COM
PHONE: (508) 331-7261

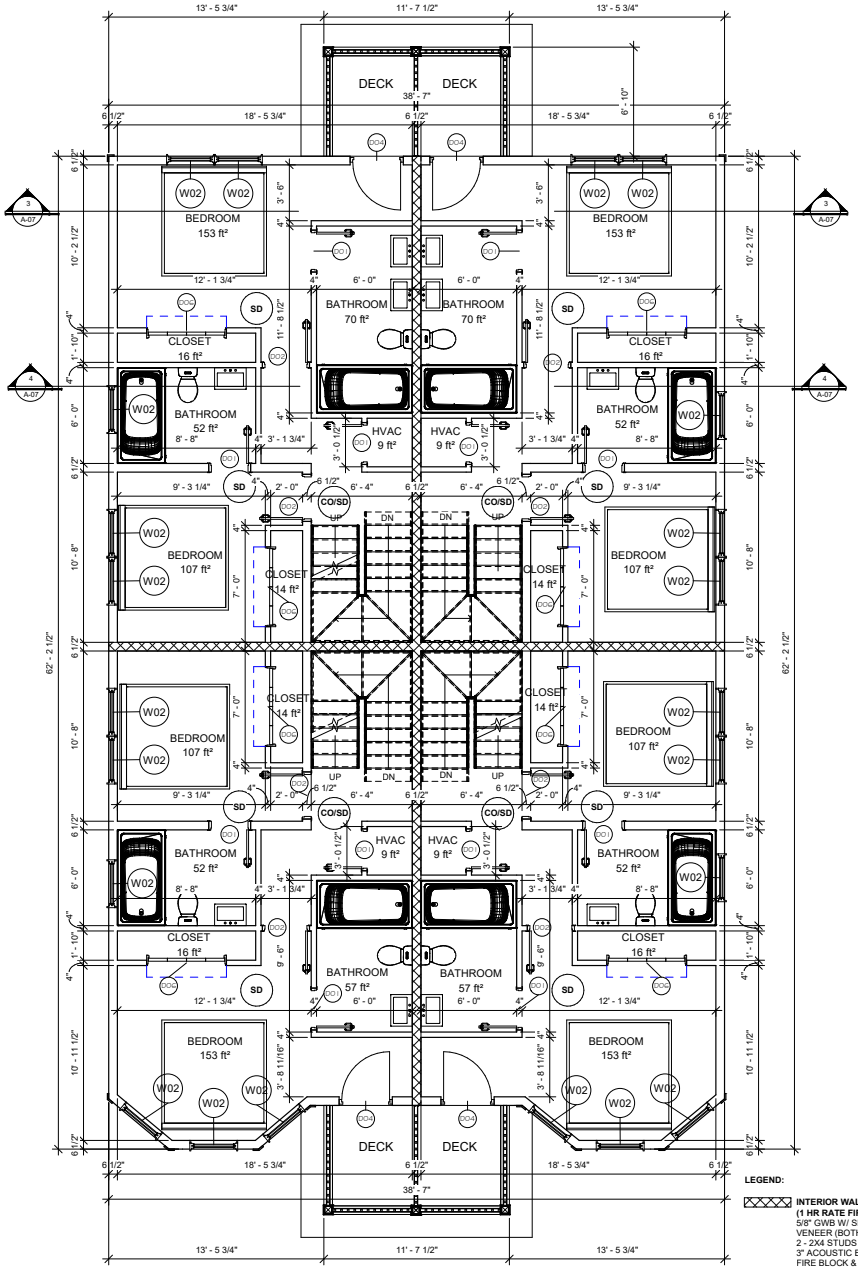
ENGINEERING & DESIGNS

ADDRESS:
18-20 BELKNAP STREET
ARLINGTON, MA

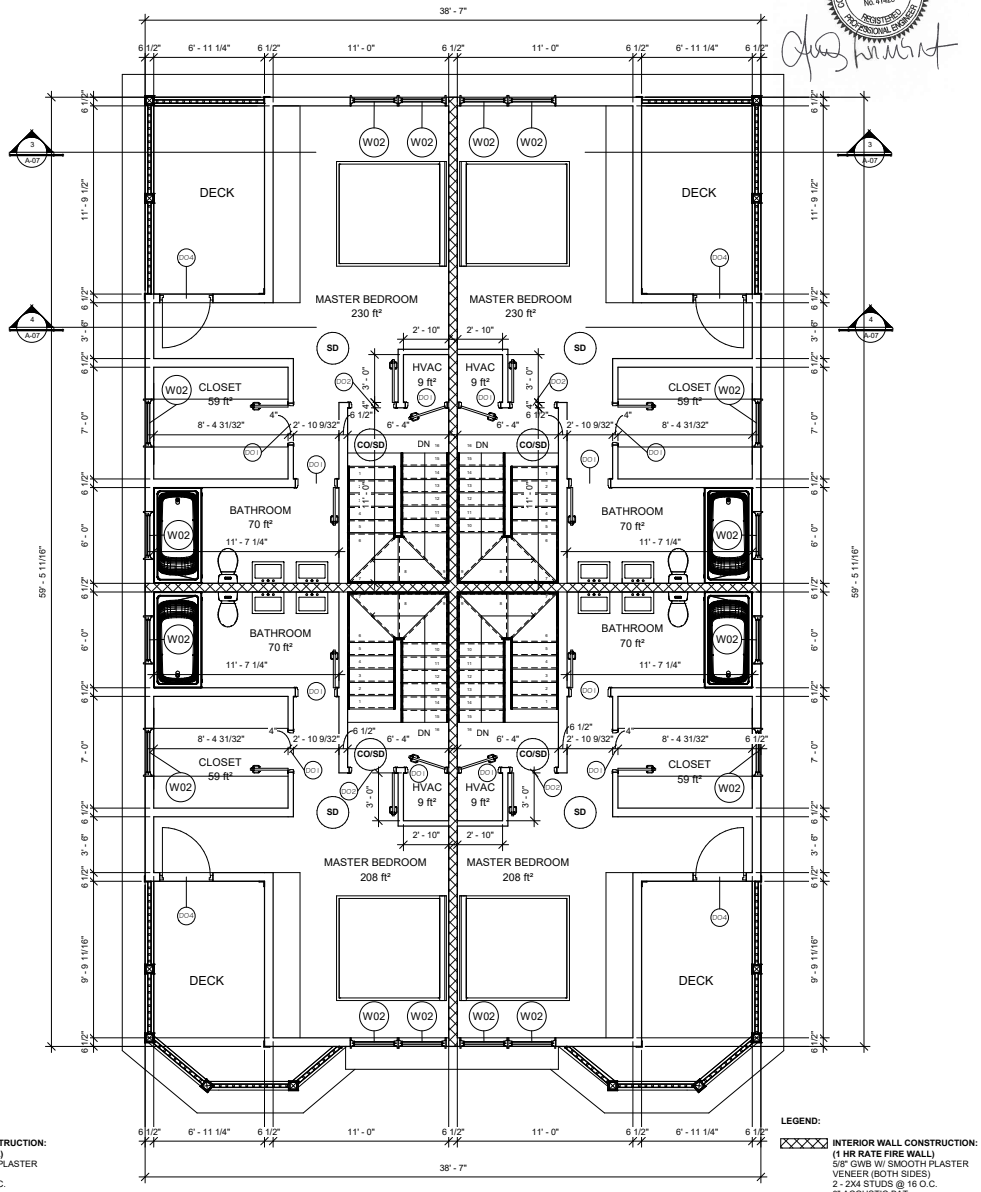
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SHEET N°: A-04



1 SECOND FLOOR
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2 THIRD FLOOR
1/4" = 1'-0"

LEGEND:

INTERIOR WALL CONSTRUCTION:
(1 HR RATE FIRE WALL)
5/8" GWB W/ SMOOTH PLASTER VENEER (BOTH SIDES)
2 - 2X4 STUDS @ 16 O.C.
3" ACOUSTIC BAT
FIRE BLOCK & INSTALL GWB TO UNDERSIDE OF STRUCTURE

SD SMOKE DETECTOR

CO/SD CONBINED CARBON MONOXIDE & SMOKE DETECTOR

COMMONWEALTH OF MASSACHUSETTS
CARLOS FERREIRA
CIVIL
No. 41423
REGISTERED PROFESSIONAL ENGINEER

SHEET N°: A-05
SCALE: 1/4" = 1'-0"
DATE: 28/07/2021 17:14:55
DRAWN BY: FLM
AREA: 9143 ft²

ADDRESS:
18-20 BELKNAP STREET
ARLINGTON, MA

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WESTBOROUGH, MA 01581
EMAIL: CARLOS.FERREIRA@MF-ENG.COM
PHONE: (508) 331-7251



1 South-East
1/4" = 1'-0"



2 North-West
1/4" = 1'-0"

COMMONWEALTH OF MASSACHUSETTS
CARLOS FERREIRA
CIVIL
No. 41423
REGISTERED PROFESSIONAL ENGINEER

SHEET N°: A-06
SCALE: 1/4" = 1'-0"
DATE: 28/07/2021 17:14:59
DRAWN BY: FLM
AREA: 9143 ft²

ADDRESS:
18-20 BELKNAP STREET
ARLINGTON, MA

MF ENGINNERING & DESIGN INC.
142 FISHER STREET
WESTBOROUGH, MA 01581
E-MAIL: CARLOS.FERREIRA@MF-ENG.COM
PHONE: (508) 331-7261



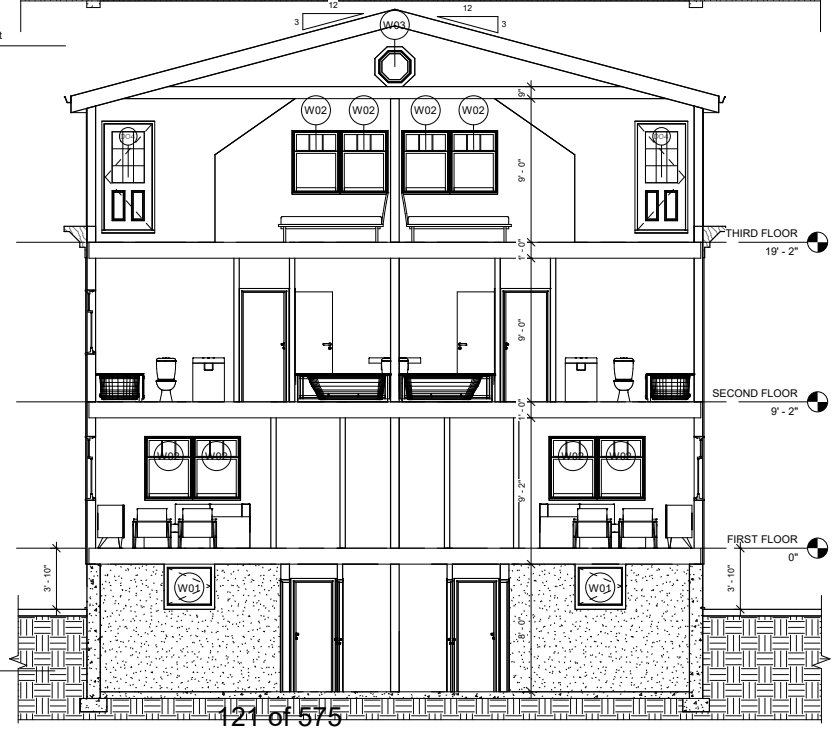
1 North-East
1/4" = 1'-0"



2 South-West
1/4" = 1'-0"



3 Section 2
1/4" = 1'-0"



4 Section 3
1/4" = 1'-0"

COMMONWEALTH OF MASSACHUSETTS
CARLOS FERREIRA
CIVIL
No. 41463
REGISTERED PROFESSIONAL ENGINEER

SHEET N°: A-07

SCALE: 1/4" = 1'-0"

DATE: 28/07/2021 17:15:05

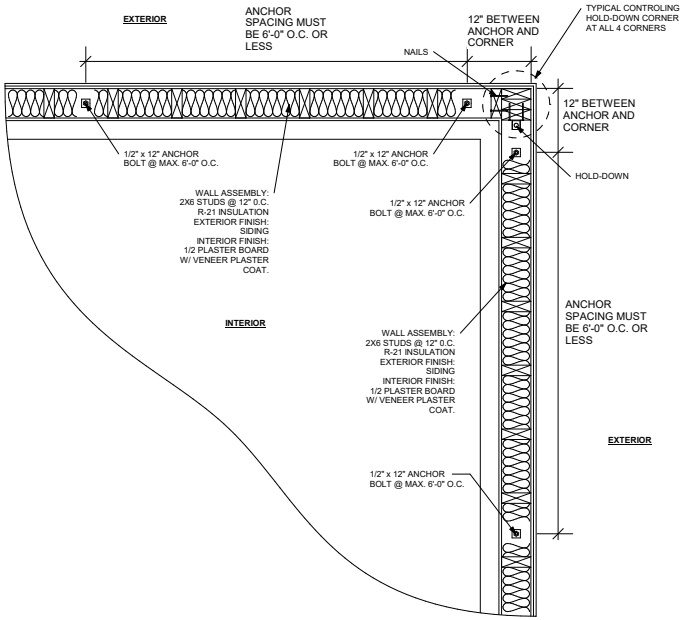
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AREA: 9143 ft²

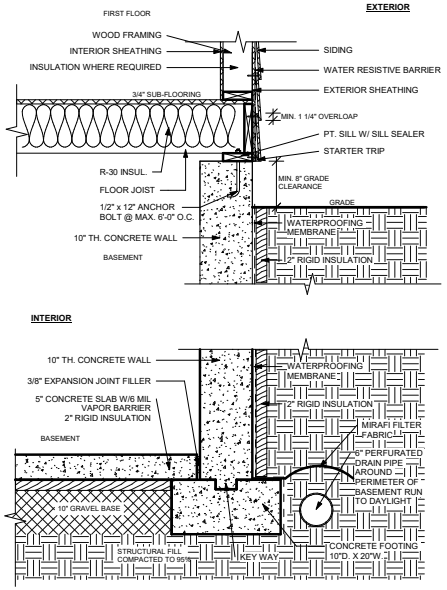
ADDRESS:
18-20 BELKNAP STREET
ARLINGTON, MA

MF ENGINNERING & DESIGN INC.
142 FISHER STREET
WESTBOROUGH, MA 01581
EMAIL: CARLOS.FERREIRA@MF-ENG.COM
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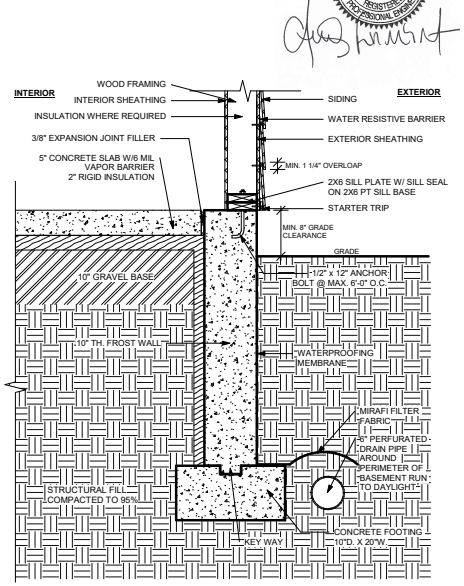
ENGINEERING & DESIGNS



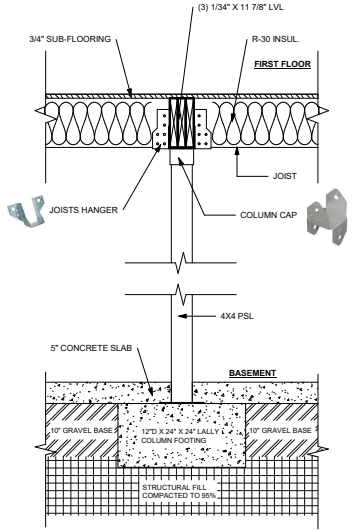
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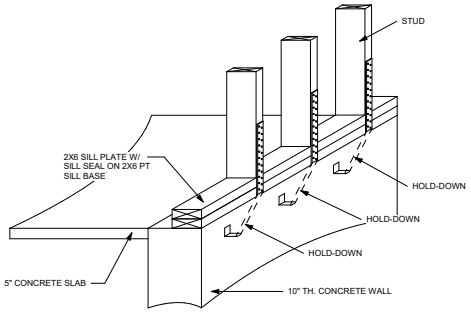
2 TYPICAL FOUNDATION WALL DETAIL



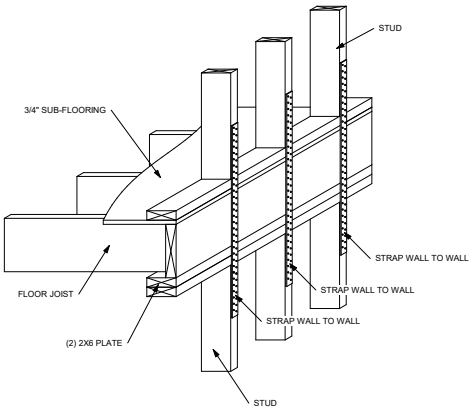
3 TYPICAL FROST WALL



4 TYPICAL LALLY COLUMN FOOTING & TOP



5 TYPICAL HOLD-DOWN IN CONCRETE

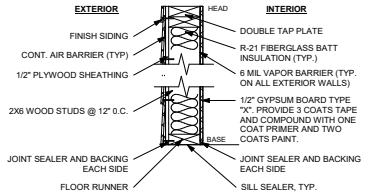


6 TYPICAL STRAP WALL TO WALL

MF ENGINNERING & DESIGN INC.
142 FISHER STREET
WESTBOROUGH, MA 01581
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PHONE: (508) 331-7281

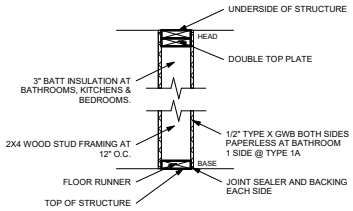
ADDRESS:
18-20 BELKNAP STREET
ARLINGTON, MA

DRAWN BY: FLM
AREA: 9143 ft²
SCALE: 1" = 1'-0"
DATE: 28/07/2021 17:15:05
SHEET N°: A-08



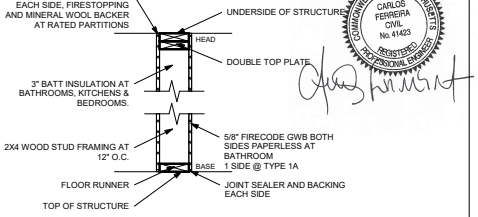
PROPOSED EXTERIOR WALL ASSEMBLY:
2X6 STUDS @16 O.C.
R-21 INSULATION
EXTERIOR FINISH:
SIDING
INTERIOR FINISH:
1/2" PLASTERBOARD
W/ VENEER PLASTER COAT

7 TYPICAL EXTERIOR WALL



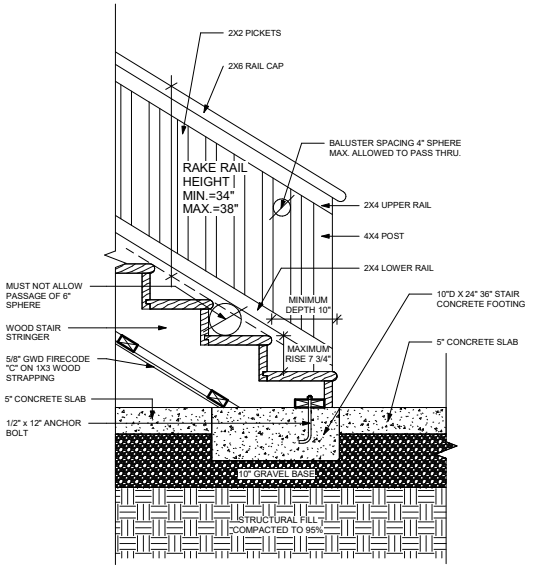
PROPOSED INTERIOR WALL CONSTRUCTION:
(EXCEPT 1 HR RATED WALLS)
1/2" GWB W/ SMOOTH PLASTER
VENEER (BOTH SIDES)
2X4 @ 16 O.C.
3" ACOUSTIC BATT @ ALL
BATHROOMS / BEDROOM WALLS
USE 2X6 WHERE REQUIRED FOR
PLUMBING DRAINS

8 TYPICAL INTERIOR WALL

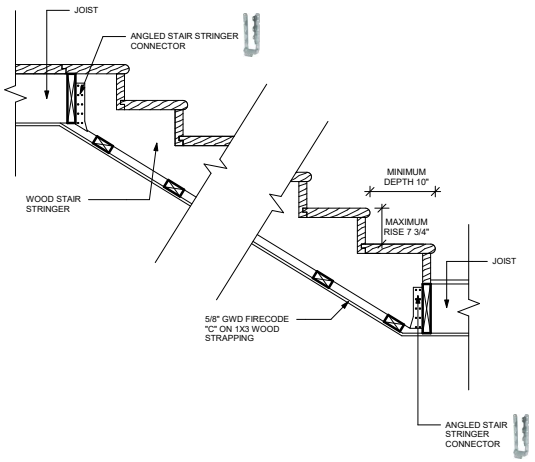


INTERIOR WALL CONSTRUCTION:
(1 HR RATE FIRE WALL)
5/8" FIRECODE GWB W/ SMOOTH PLASTER
VENEER (BOTH SIDES)
2X4 STUDS @ 16 O.C.
3" ACOUSTIC BAT
FIRE BLOCK & INSTALL GWB TO
UNDERSIDE OF STRUCTURE

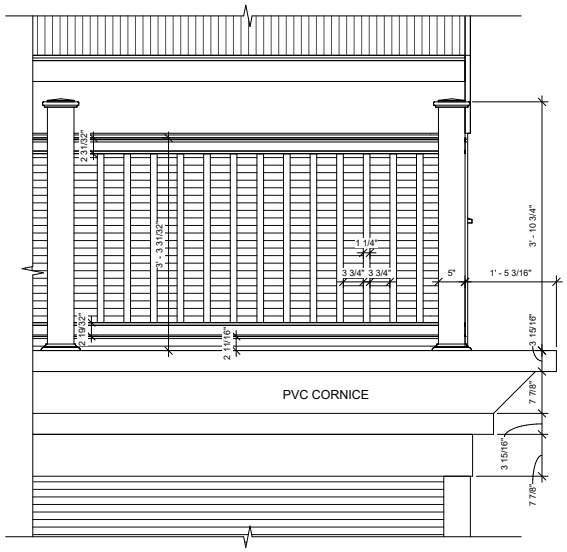
9 TYPICAL 1 HR RATED INTERIOR WALL



10 TYPICAL STAIR SECTION FOOTING



11 TYPICAL STAIR SECTION



12 DETAILING RAILING & CORNICE

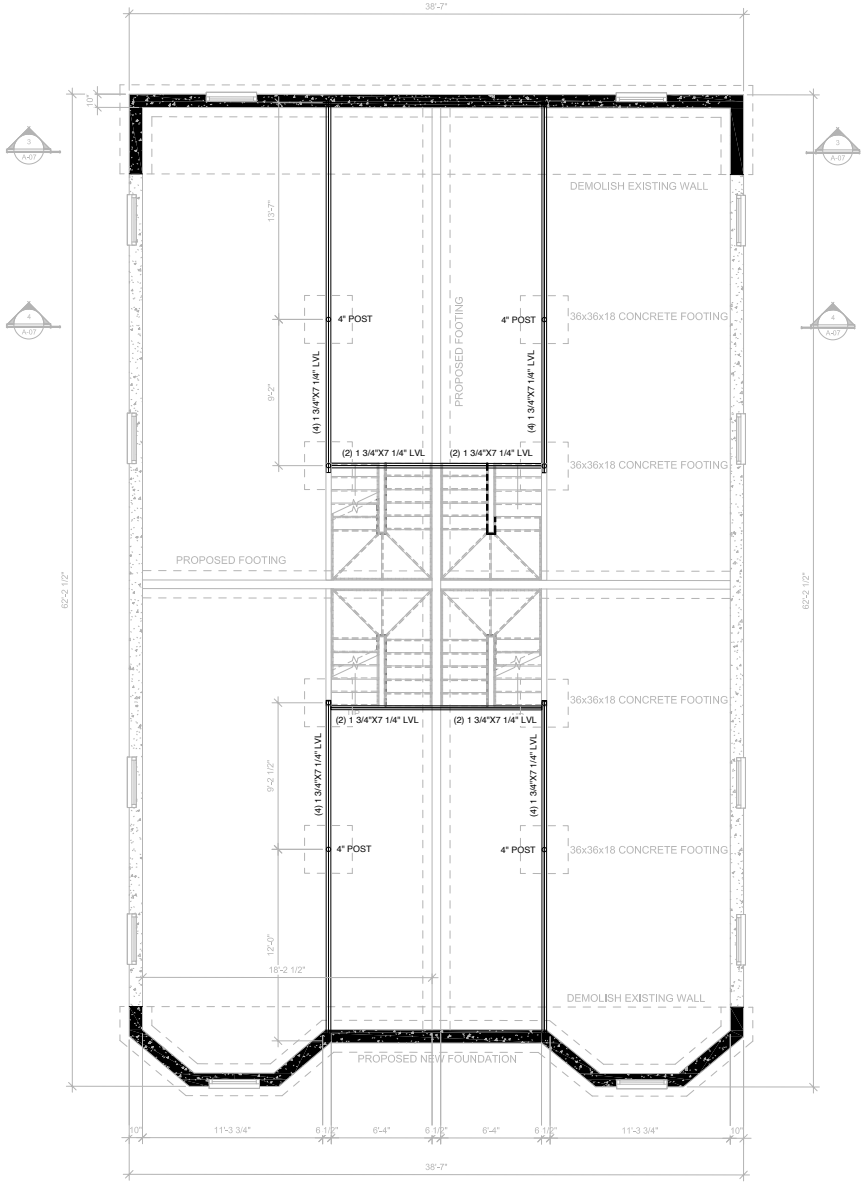
MF ENGINNERING & DESIGN INC.
142 FISHER STREET
WESTBOROUGH, MA 01581
EMAIL: CARLOS.FERREIRA@MF-ENG.COM
PHONE: (508) 331-7281

ADDRESS:
18-20 BELKNAP STREET
ARLINGTON, MA

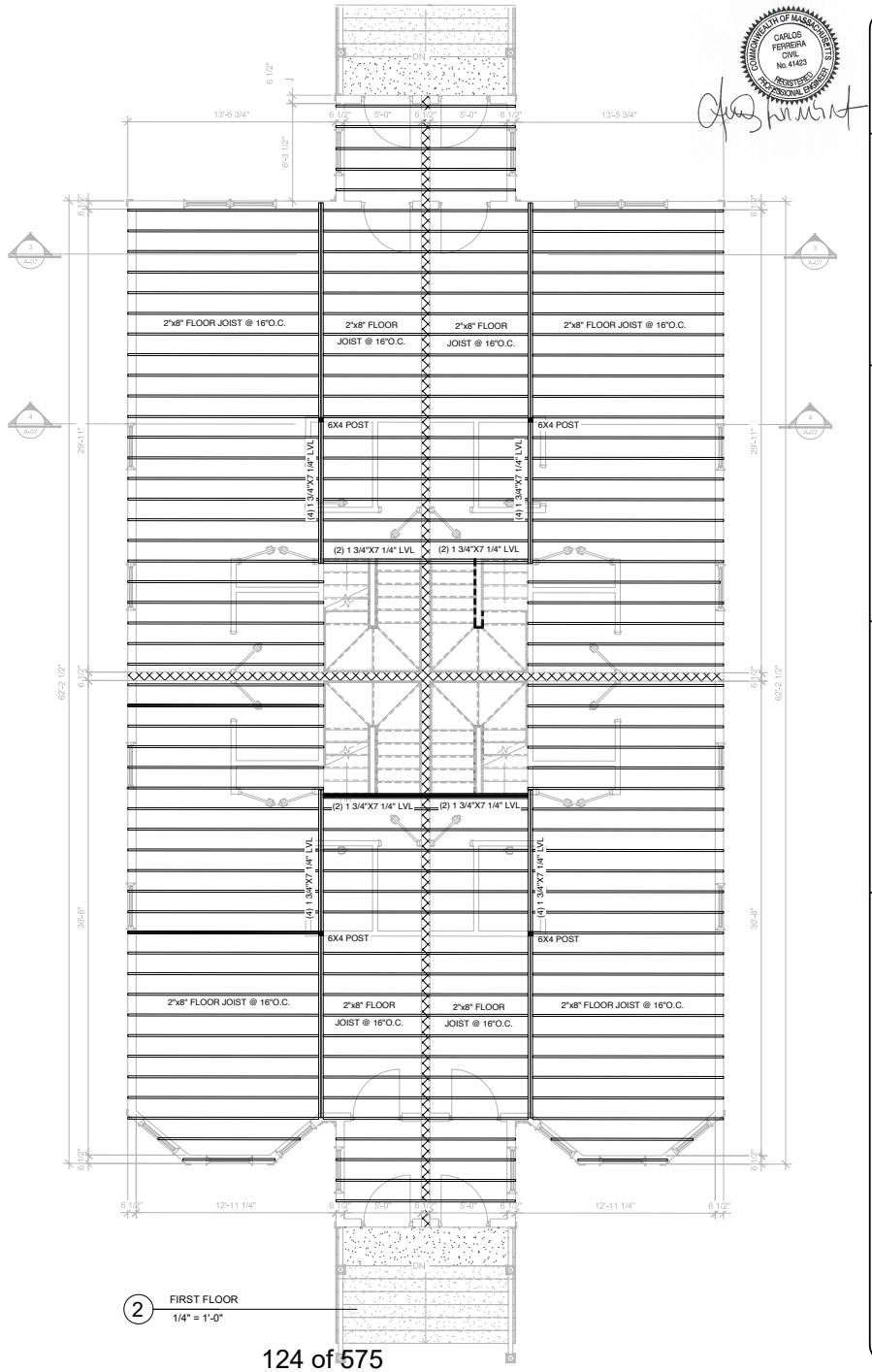
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AREA: 9143 ft²

SCALE: 1" = 1'-0"
DATE: 28/07/2021 17:15:06

SHEET N°: A-09



1 BASEMENT
1/4" = 1'-0"



2 FIRST FLOOR
1/4" = 1'-0"

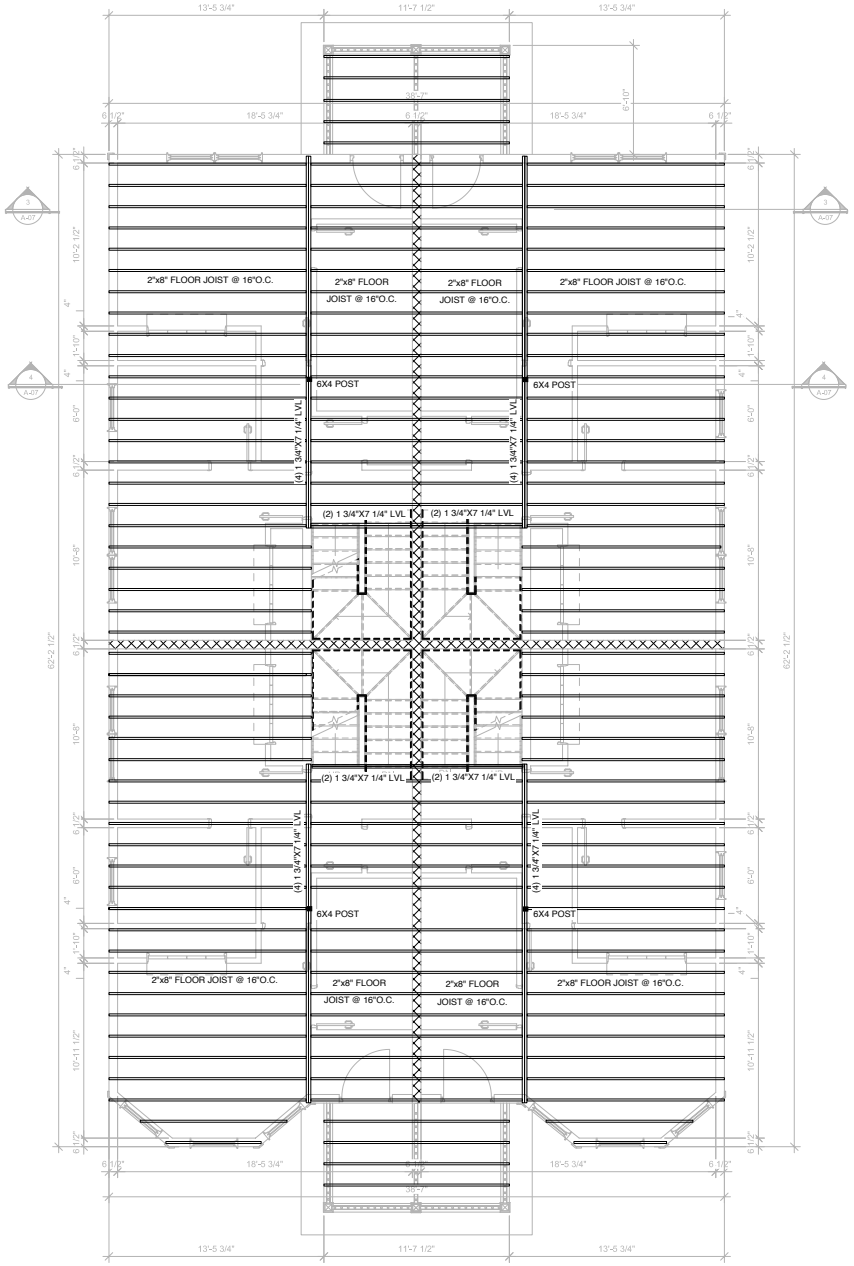
COMMONWEALTH OF MASSACHUSETTS
CARLOS FERREIRA
CIVIL
No. 41423
REGISTERED PROFESSIONAL ENGINEER

SHEET N°: S-01
SCALE: 1/4" = 1'-0"
DATE: 28/07/2021 17:15:06
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AREA: 9143 ft²

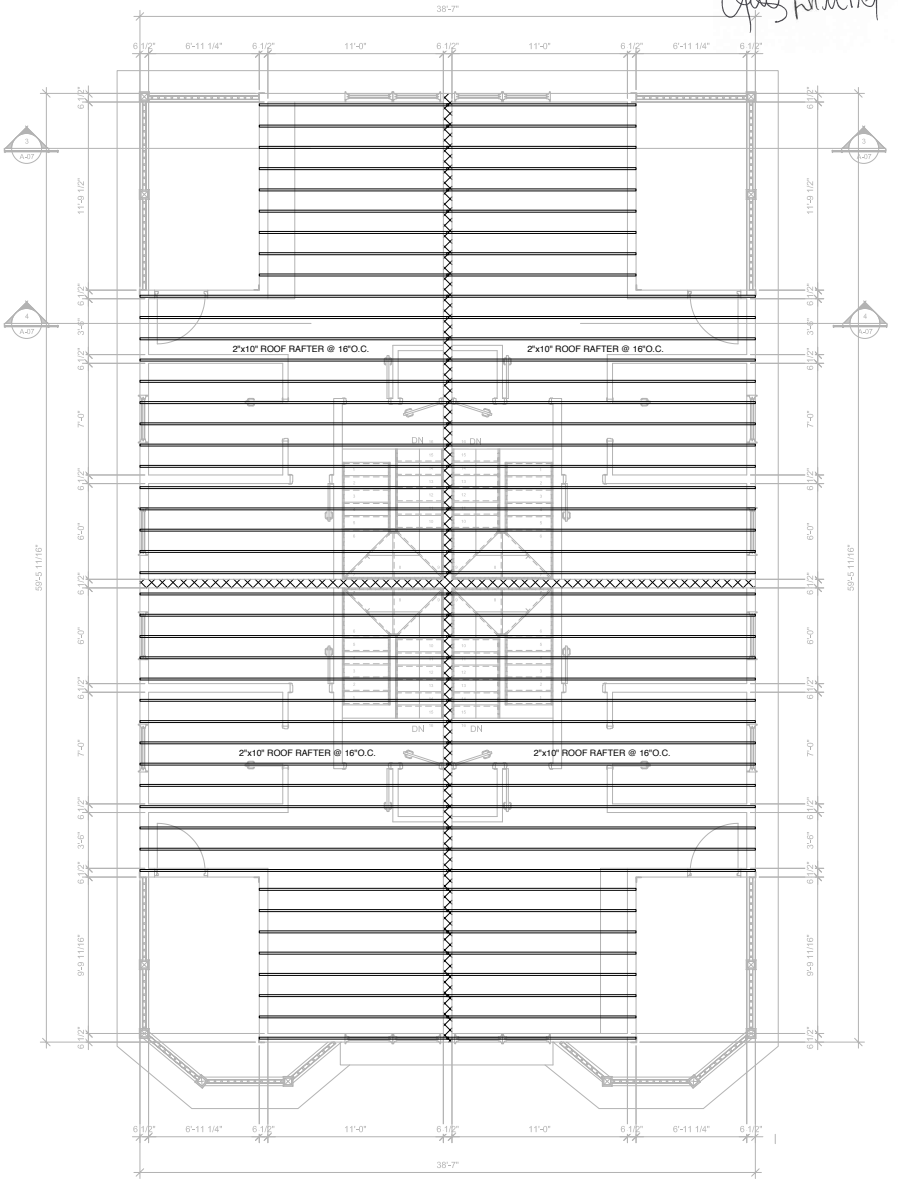
ADDRESS:
18-20 BELKNAP STREET
ARLINGTON, MA

MF ENGINNERING & DESIGN INC.
142 FISHER STREET
WESTBOROUGH, MA 01581
EMAIL: CARLOS.FERREIRA@MF-ENG.COM
PHONE: (508) 331-7281

ENGINEERING & DESIGNS



1 SECOND FLOOR
1/4" = 1'-0"



2 THIRD FLOOR
1/4" = 1'-0"

COMMONWEALTH OF MASSACHUSETTS
CARLOS FERREIRA
CIVIL
No. 41423
REGISTERED PROFESSIONAL ENGINEER

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142 FISHER STREET
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PHONE: (508) 331-7261

ENGINEERING & DESIGNS

ADDRESS:
18-20 BELKNAP STREET
ARLINGTON, MA

DRAWN BY: FLM
AREA: 9143 ft²

SCALE: 1/4" = 1'-0"
DATE: 28/07/2021 17:15:06

SHEET N°: S-02

Table – Neighborhood Property Massing and Density Table

Address	# of Units	Lot Size	Gross Area	*Ratio*	Gross Area Per Unit
28 Belknap St	6	8,851	12,114	*1.37*	2,019
15 Marion Rd	2	4,822	5,874	*1.22*	2,937
18-20 Belknap Street	4	7,824	9,143	*1.17*	2,286
14-16 Belknap St	6	6,909	8,010	*1.16*	1,335
31 Linwood St	1	2,640	3,019	*1.14*	3,019
13-15 Belknap St	4	7,440	8,502	*1.14*	2,126
18 Marion Rd	2	4,848	5,476	*1.13*	2,738

Address	# of Units	Lot Size	Gross Area	Ratio	*Gross Area Per Unit*
31 Linwood St	1	2,640	3,019	1.14	*3,019*
15 Marion Rd	2	4,822	5,874	1.22	*2,937*
18 Marion Rd	2	4,848	5,476	1.13	*2,738*
18-20 Belknap Street	4	7,824	9,143	1.17	*2,286*
13-15 Belknap St	4	7,440	8,502	1.14	*2,126*
28 Belknap St	6	8,851	12,114	1.37	*2,019*
14-16 Belknap St	6	6,909	8,010	1.16	*1,335*

Pictures – Abutting and Neighborhood Properties


13-15 BELKNAP
(4 UNITS)
13R
15R


14-16 BELKNAP
(6 UNITS)


17-19 BELKNAP
(2 UNITS)
13R
15R

18-20 BELKNAP
(4 UNITS)

22-24 BELKNAP
(2 UNITS)




21-23 OELKNAP
(2 UNITS)


28-30 BELKNAP (6 UNITS)

17 LINWOOD (2 UNITS)



17 LINWOOD (2 UNITS)




CONFORMING FRONT
SETBACK


CONFORMING FRONT SETBACK
SHEATHING

Town of Arlington
Legal Department

Douglas W. Heim
Town Counsel

50 Pleasant Street
Arlington, MA 02476
Phone: 781.316.3150
Fax: 781.316.3159
E-mail: dheim@town.arlington.ma.us
Website: www.arlingtonma.gov

To: Arlington Redevelopment Board;
Jennifer Raitt, Director of Planning and Community Development

From: Douglas W. Heim, Town Counsel DWH

Date: August 13, 2020

Re: Opinion Re: Scope and Limits of ARB Authority

I. Summary

As the Board may recall from a previous memoranda and communications with the Board, or between this Office and interested Town residents shared with you, a frequent subject of interest has been the scope of the Arlington Redevelopment Board's (ARB) authority to waive, modify, or otherwise adjust requirements of the Zoning Bylaw in its Environmental Design Review ("EDR") process.

The ARB is a unique body of limited, but special jurisdiction, functioning as a Redevelopment Authority, Planning Board, and Special Permit Granting Authority (SPGA) through the lens of Environmental Design Review ("EDR") as codified in the Zoning Bylaw.[1] It derives its authorities from The Town Manager Act; G.L. c. 40A; G.L c. 121B; and the Zoning Bylaw. Setting aside its other functions of a Planning Board, the ARB hears approximately 10 percent of the Town's special permit applications, all of which involve commercial, industrial, larger scale residential, or mixed uses "which have a substantial impact on the character of the town and on traffic, utilities, and property values, thereby affecting the public health, safety and general welfare," within a more rigorous, but also more flexible and subjective process *in addition to* the already substantial special permitting criteria process established for predominantly (though not exclusively) residential uses currently governed by the Zoning Board Appeals ("ZBA") standards and process.

As set forth in further detail below, special permits processes governed by EDR were and are by design tethered to the stated purposes of the Zoning Bylaw and the ARB's specific primary mission to redevelop the primary business corridors of Arlington. To that end, the EDR framework is distinct from as-of-right or even the aforementioned standard special permitting process. In addition to the general special permit considerations, Section 3.4 of the Zoning Bylaw (nearly identical to EDR as first articulated in the 1970s) sets forth a series of further qualitative criteria which must be assessed and balanced to broadly achieve the sometime harmonious and competing purposes codified in the Zoning Bylaw, including ARB goals and policies. EDR further explicitly acknowledges that flexibility is essential to its process, encouraging creativity and innovation rather than strict adherence to standards.

As such, EDR decisions of the past have altered, or exempted criteria or even articulated the standards as non-applicable in recognition of some of the fundamental challenges in applying dimension and density regulations to redevelopment of historically previously developed properties. These decisions are based in part upon the authority conferred under G.L. c. 40A sec. 9 to develop not only standards and processes, but to exceed or waive them in the discretion of a SPGA. *See e.g. Auburn v. Planning Bd. of Dover, 12 Mass. App. Ct. 998, 429 N.E.2d 71 (1981)*(affirming "the right of a town to "adopt reasonable flexible methods... of allowing boards of appeals to adjust zoning regulation to the public interest in accordance with sufficiently stated standards") *quoting Y.D. Dugout, Inc. v. Board of Appeals of Canton*, 357 Mass. 25, 31 (1970).

It bears recognition that in the intervening decades since EDR was introduced, various zoning bylaw provisions were inserted or amended offering for example "bonuses" for special permit applicants accompanied by limitations on said bonuses which were not originally applied or intended to apply to EDR permitting. To some degree these provisions highlight incongruities

[1] To my knowledge, the only other hybrid Redevelopment Authority and Planning Board in the Commonwealth is the Boston Planning & Development Agency (BPDA), formerly known as the Boston Redevelopment Authority (BRA). Due to its unique combined jurisdiction, the ARB was formed by Home Rule petition.

within the Zoning Bylaw relative to an EDR process that by its construction did not likely contemplate such bonuses as necessary under c. 40A sec. 9 or its predecessor.[2]

Accordingly the most workable interpretation of c. 40A sec. 9 and Section 3.4 of the Zoning Bylaw in concert with the various limitations articulated with respect to ARB-oriented bonus provisions is that the ARB is an entity possessing substantial discretion and authority to exceed or waive the provisions of the Bylaw, with specific bonus provisions throughout the Bylaw provided as supplemental factors for its analysis when issuing decisions. Where the ARB seeks to waive or exceed a specific parameters set forth in the Zoning Bylaw, it should justify such exceptions or conditions with special permit and EDR criteria, and articulate how such exceptions or conditions in excess of the Bylaw further the purposes of the Bylaw and the Board's stated goals and policies.

II. History & Context of the Development of the ARB & EDR

A. Creation of the ARB & Zoning Reform

The late 1960s and early 1970s presented significant fiscal challenges to the Town. In 1970, then Town Manager Donald Marquis encapsulated a long-term challenge for the Town by presenting four options to alleviate the Town's "overwhelming dependence on the property tax":

1. reduce municipal expenditures;
2. broaden the property tax base;
3. change the property tax structure; and/or
4. develop new sources of revenue.

See Excerpt from 1970 Annual Town Report, at p. 181 (annexed hereto as attachment "A"). In his Annual Report summary, Mr. Marquis highlighted that the tax base is derived from a "primarily residential community with little commercial or industrial property to strengthen its tax base..." *Id.* at p. 185. In an effort to broaden the tax base, Mr. Marquis noted that he would be requesting Town Meeting's approval to create "a local redevelopment board... charged with attracting new revenue producing development to Arlington." *Id.* The report stressed that a redevelopment board was "critical if the town is serious in its desire to keep the tax rate down." *Id.*

Accordingly, the ARB was established within the Town Manager Act by c. 738 of the Acts of 1971 following Town Meeting and the State Legislature's approval. *See* c. 738 of the Acts of 1971, and subsequent 1973 amendment (annexed hereto as Attachment "B"). From its

[2] Indeed the purpose section of the 1975 Bylaw enumerated the "use of incentives, bonuses and design review" as three tools to achieve the Bylaw's goals. 1975 Zoning Bylaw, Section 1.03.

inception, the ARB was empowered as both a redevelopment authority under c. 121B, and a Planning Board for the purposes of G.L. c. 41. *Id.*[3]

Concurrently, the early 1970s were a turbulent time for zoning locally and across the Commonwealth. In Arlington, the Zoning Board of Appeals had consistently registered concerns about its volume of work hearing special permits and variances in its annual reports. Employing the rubric of the Site Plan Review provisions of the December 1971 Zoning Bylaw, the ZBA heard 54 applications the year the ARB was established.[4] *See* Excerpts from the 1975 Annual Report, p. 23 (annexed hereto as Attachment "D"). Meanwhile, in a broader context, a successful effort to revise c. 40A was underway culminating in c. 808 of the Acts of 1975 ("The Zoning Act"), adopted with significant input from both the ARB and the Department of Planning and Community Development and a comprehensively revised Arlington Zoning Bylaw proposed to the 1976 Town Meeting.[5] *Id.* at p. 21.

As noted in the 1975 Annual Report, the Town developed its new Zoning Bylaw with the revised Zoning Act, the Town's charge to the ARB, and the Town's then extant zoning challenges in mind. As written by then Director of Planning and Community Development, Mr. Alan McClennen, "the new zoning bylaw is a modern, land-use management tool designed to encourage efficient and equitable growth patterns in Arlington…[p]rocedures were established to review future major development proposals and insure that any new projects will be compatible with the long term growth of the town." *Id.* The report further emphasized that the 1975 Zoning Bylaw's EDR provisions would "provide for the permit-granting authority for complex projects to be transferred to the Arlington redevelopment board [sic] for detailed environmental review as required." *Id.*

B. EDR in the 1970s Bylaw & Later Developments

As codified in the 1970s, EDR was classified under "Special Regulations" Section 11.06 and stated *inter alia* that the purpose of such regulations is:

> "[T]o provide individual detailed review of certain uses and structures which have a substantial impact on the character of the town and upon traffic, utilities, and property values therein, thereby affecting the public health, safety and general welfare thereof. The environmental design review process is intended to promote the specific purposes in Section 1.03 of this Bylaw."

[3] The ARB's powers and authorities were clarified and expanded shortly thereafter by c. 731 of the Acts of 1973 (affording the ARB all the powers of a Planning Board save the duties of a board of survey). *See* Attachment "B."

[4] For an overview of the ZBA's then site plan review process, *see* Section 15-3.5, December 1971 Zoning Bylaw (annexed hereto as attachment "C.")

[5] The effective date of the Zoning Bylaw was October 8, 1975, though it was approved by the 1976 Town Meeting.

The "specific purpose" of Section 1.03 of the 1975 Bylaw is the same as it is in 2020:

> *"...to achieve optimum environmental quality through review and cooperation by the use of incentives, bonuses and design review; and to preserve and increase its amenities and to encourage an orderly expansion of the tax base by utilization, development, and redevelopment of land. It is made with reasonable consideration to the character of the district and to its peculiar suitability for particular uses, **with a view to giving direction or effect to land development policies and proposals of the Redevelopment Board, including the making of Arlington a more viable and more pleasing place to live, work, and play.**"*[6]

Emphasis added.

To that end, the original Bylaw presented (11) additional qualitative criteria for special permits from the ARB such as "Relation of Buildings to Environment," "Open Space,"[7] "Heritage" and "Special Features." These criteria were specifically highlighted to serve as "a frame of reference for the applicant... as well as a method of review for the reviewing authority." Sec. 11.06(f), 1975 Zoning Bylaw.[8] The Bylaw then (and now) cautioned that the standards at work and as noted above, "shall not be regarded as inflexible requirements and they are not intended to discourage creativity, invention, and innovation." *Id.*

In contrast, while general special permit regulations set forth in Section 10.11 applied to both ZBA and ARB, 1970s-era Zoning Bylaws approached ZBA special permitting in a different manner, specifically prescribing "bonuses" and other incentives for matters within ZBA jurisdiction, but also establishing clear limitations of those bonuses. For example, in its original articulations neither Section 6.05 "Exceptions to Dimensional Requirements for Uses 2.05 and 2.07" or Section 6.12 "Exceptions to Maximum Floor Area Ration Regulations (Bonus Provisions)" within the 1975 Bylaw made any reference to the ARB or EDR. Rather, both of these bonus provisions were anchored specifically to the ZBA's special permitting process and standards. Similarly, Section 6.29 of the 1975 Bylaw authorized the ZBA through a special permit to count balconies and roofs as open space, but the ARB was not referenced.

This bifurcated approach to special permitting whereby the ARB provided a more rigorous, but flexible EDR, and the ZBA engaged in more conventional special permit review with specific bonuses and incentive provisions is evident in language Section 10.11 added in

[6] Section 1.03 of the Zoning Bylaw of October 1975; Section 1.2 of the Zoning Bylaw of February 2018 (and as subsequently amended).

[7] While "Open Space" requirements for example appeared in Bylaw tables, both the 1970s vintage and current EDR criteria set forth a more qualitative standard, asserting "All open space (landscaped and usable) shall be so designed as to add to the visual amenities of the vicinity by maximizing its visibility for persons passing the site or overlooking it from nearby properties. The location and configuration of usable open space shall be so designed as to encourage social interaction, maximize its utility, and facilitate maintenance."

[8] Sustainable Building and Site Design was added as the 12th EDR standard in 2008.

1979. As maintained until the 2018 Recodification of the Zoning Bylaw, the 1979 addition stated that uses that come under EDR are "subject to the applicable conditions set forth in Article 11 of this Bylaw and elsewhere and subject to *other appropriate conditions safeguards, grant of special permit for such uses or conditions and no others,*" but without ARB or EDR references outside of sections 10.11 and 11.06. Emphasis added.

The clear implication from the intent and structure of EDR and special permit decisions rendered by the ARB of such vintage is that the ARB's mission and toolkit was highly discretionary in both imposing conditions and granting relief. In the decades that followed however, it appears that such a distinction would be muddled in the Bylaw text.

Section 7.09 of the 1975 Bylaw offers a clear cut example. That section provided for relief from the certain provisions of sign regulations via special permit from the ZBA. The ARB was clearly contemplated when the bylaw was created because the text of Section 7.09 asserted that the ZBA was to receive comments from the ARB and Department of Planning and Community Development prior to making a permit decision. However, no authority relative to sign regulation relief was granted (or limited) relative to the ARB. This lack of reference was likely not because it was never considered that the ARB would have to make determinations on signage, but rather because that authority was viewed as already conferred to the ARB under EDR.

By 1991 however, the ARB was under the impression that it needed to specifically be included in a swath of references to special permit granting authority provisions throughout the bylaw despite references to its authority as same throughout the aforementioned bylaw provisions. Among a suite of insertions of references to the ARB forwarded to Town Meeting with "no comments from the public," was an update to Section 7.09, which now included the ARB as a SPGA subject to 7.09. *See*, Report and Recommendation of the ARB on Article 12 of the 1991 Town Meeting (annexed hereto as attachment "E").

The impact of simultaneously affording an atypical EDR process (later described as "super site plan review" by the 2015 Master Plan) and employing a more conventional set of special permit regulations has led to understandable tensions and perhaps unintended consequences whereby EDR may be viewed as a mechanism that affords the Board with only stricter, additional standards, without the benefit of any flexibility or discretion.

III. Analysis

The issue of concern in discussion is twofold. First, is the matter of whether or not EDR and other provisions of the Zoning Bylaw afford the Board any discretion whatsoever to make exceptions, heighten, or otherwise adjust requirements set forth in specific dimensional, density, or special regulations. Second, if such authority exists, what are the guidelines and limitations of such discretion?

G.L. c. 40A sec. 9 vests SPGAs with the authority to grant special permits of a "traditional sort," including allowance of specific uses as well as dimensional configurations as well as special permits for more innovative uses. *Stroscio v. Gordon*, 3 LCR 51, 55 (Mass. Land Ct. 1995)(internal citations omitted). As noted by the Supreme Judicial Court, a special permit process is by its very nature discretionary, such that an SPGA "may deny a [permit] even if the facts show that a permit could lawfully be granted." *Zaltman v. Board of Appeals of Stoneham*, 357 Mass. 482, 484, 258 N.E.2d 565 (1970); *Britton v. Zoning Board of Appeals of Gloucester*, 59 Mass.App.Ct. 68, 74, 794 N.E.2d 1198 (2003). Hence, the use of special permits as not only a means of controlling, but also accomplishing the purposes of zoning ordinances is a common, judicially-approved practice. *MacGibbon v. Board of Appeals*, 356 Mass. 635, 637 (1970).

To that end, courts have long held that site plan review is substantively and procedurally consistent with the provisions of G. L. c. 40A, § 9,[9] and further that it is within the right of a town to "adopt reasonable flexible methods... of allowing boards of appeals to adjust zoning regulation to the public interest in accordance with sufficiently stated standards."[10] *Auburn v. Planning Bd. of Dover*, 429 N.E.2d 71, 73 (Mass. App. Ct. December 16, 1981) *quoting Y.D. Dugout, Inc. v. Board of Appeals of Canton*, 357 Mass. 25, 31 (1970).[11]

Discretion to adjust or waive standards is not unlimited, insofar as a bylaw cannot "confer unrestrained power to grant or withhold special permits by the arbitrary exercise of that discretion." *See* e.g. *MacGibbon v. Board of Appeals of Duxbury*, 356 Mass. 635, 638 (1970). However, restraint should not be conflated with a mandate for particularity where sufficient standards are articulated. *Auburn*, 429 N.E. 2d at 73.

[9] This holding is especially important because site plan review is widely employed throughout zoning ordinances in the Commonwealth without a specific textual source of authority in c. 40A, like EDR.

[10] As the *Stroscio* Court notes, paragraphs 2, 3, and 4 of c. 40A section 9 specifically authorize exceptions to a variety of zoning requirements in exchange for amenities or conditions which serve community interests.

[11] The *Auburn* holdings are also more broadly applied to other types of special permitting and SPGAs.

A. Authority

Applied to the first issue presented, it is evident from the text of the bylaw, as well the legislative intent both behind the creation of the ARB and the 1975 Zoning Bylaw, that the ARB is a special permit granting authority vested with the responsibility and discretion to employ qualitative standards rather than simply apply tables of regulations. The language expressed in EDR's provisions invites creativity and innovation as well as a potential exchange of relaxed requirements for conditions of stated value to the Board and community.

In furtherance of the Bylaw's purposes and charge to the ARB, Section 3.4 of the Zoning Bylaw establishes the EDR process to "provide individual detailed review of certain uses and structures that have a substantial impact on the character of the town and on traffic, utilities, and property values, thereby affecting the public health, safety and general welfare;" while "promot[ing] the purposes in Section 1." Of particular note in the context of the ARB's authorities are its charges to "encourage the most appropriate use of land throughout the Town;" and "achieve optimum environmental quality through review and cooperation by the use of incentives, bonuses *and* design review." Emphasis added. Indeed, all special permits are explicitly authorized to place conditions on permits that may exceed requirements as set forth in the bylaw. *See* Sec. 3.3.4 of the 2018 Zoning Bylaw (as amended).

Previous EDR decisions highlight the purpose and utility of both the power to place conditions atypical of traditional special permitting and to use such conditions to modify or carve out exceptions to zoning bylaw requirements, particularly given the status of so many Town properties as already built-out and developed prior to the enactment of modern zoning laws.

For example, in the December 13, 2010 Special Permit for Docket No. 3386, (30-50 Mill Street, also known as "The Brigham's"), the ARB noted that there was no existing usable open space on the site of the previous Brigham's Ice Cream Headquarters under EDR criteria number 3 (3.4.4(C) in the 2018 Bylaw). Accordingly, it set forth as a special condition the obligation to maintain a publicly-accessible landscaped walking path and improvements to a Town-owned "pocket park" as a way of satisfying both EDR and open space requirements. The flexibility afforded enabled the applicant to meet other criteria including parking requirements (which included permission to lease 23 spaces from an adjacent property owner), while provide significant public benefit not contemplated by a traditional special permitting process. *See* Decision Re: Docket No. 3386 (annexed hereto as Attachment "F")

In a more extreme circumstance, in the 2013 re-opening of a 1994 Special Permit for 319 Broadway (known as "Common Ground") the ARB granted outright exceptions to EDR criteria for "Preservation of Landscape" and "Open Space" in recognition of the context of the proposed development. As the Board noted, "The site is fully developed... [n]o landscaping exists on this site... [t]his standard is not applicable;" and "[t]he Board finds this standard met." The Board also determined that 29 of the 49 parking spaces required under the Zoning Bylaw would be met by the Town's municipal lot (and that the remaining 20 were provided a certain level of protection that predates applicable zoning restrictions and were allowed under the prior special permit). The Board did however place special conditions requiring parking mitigation and

required sound-proofing of Common Ground's function room, which was highlighted as an attractive commercial offering for Arlington Center and adjacent businesses. *See* Decision re EDR Docket No. 2911, (annexed hereto as Attachment "G").

B. Limitations

Foremost, it bears highlighting the straightforward limitations relative to EDR by virtue of its status as a specific special permit vehicle. In order to be eligible for EDR the proposed use or structure must be noted on the list of applicable items in Section 3.4.2. Similarly, an EDR applicable use or structure not tethered to a specific geographical location must be allowed within a given district by the table of uses. As alluded to previously, the ZBA maintains a higher workload; the ZBA received approximately twenty (20) petitions in 2019 for special permits or variances, while the ARB held hearings on 5 special permit applications, four of which were renovations to existing spaces or signage related, and only one of which presented a new redevelopment.

Second, the apparent conflict between EDR's more flexible nature and specific zoning "bonus" provisions and related limitations codified since the 1990s while problematic cannot be entirely disregarded. To the extent the Bylaw prescribes a specific parameter, including limitations, for incentives and bonuses, those parameters ought to be given considerable weight.

With that acknowledgement that, "a statute or ordinance should not be construed in a way that produces absurd or unreasonable results when a sensible construction is readily available; nor should an enactment be construed in such a way as to make a nullity of pertinent provisions." *Manning v. Bos. Redevelopment Auth.*, 400 Mass. 444, 453 (1987); citing *Green v. Board of Appeal of Norwood*, 358 Mass. 253, 258 (1970)("[z]oning by-laws must be construed reasonably [and] should not be so interpreted as to cause absurd or unreasonable results when the language is susceptible of a sensible meaning"); *Insurance Rating Bd. v. Commissioner of Ins.*, 356 Mass. 184, 189 (1969). Here, to entirely divest the ARB of its ability to "encourage the most appropriate use of land throughout the Town" through the thorough but flexible EDR process because later added bonus and incentive provisions were meant to shore up its special permit granting authorities would be an absurd outcome and may defeat the primary purpose of the ARB.

EDR by its detailed nature provides the very considerations and limitations contemplated by Courts by giving applicants and the Board a set of twelve criteria to satisfy in addition to the seven (7) requirements of all special permits. As highlighted in the examples of ARB EDR Decisions above, these criteria are applied both within a context and in balance with one another. The ARB must be able to articulate how each criteria was considered and its findings on same. And as the above referenced decisions illustrates, where exceptions or adjustments to bylaw requirements are made, the Board must demonstrate that conditions provide protections and/or sufficient benefits to the community interests to merit deviation from a provision of the bylaw.

In sum, while EDR pursuant to c. 40A sec. 9 vests broad discretion to provide modifications, or exceptions to dimensional, density and special regulations, the limitation of that discretion is that both the general criteria of special permits (Section 3.3.3) and the very specific criteria of EDR (3.4.4) must satisfactorily address, including, but not limited to by the imposition of conditions that justify such modifications or exceptions.

IV. Sustainability of the Board's Decisions

Before concluding, permit me to note that it is sometimes remarked that a decision in favor or opposition to a specific special permit is likely to incur liability for the Town or be reversed in Court. In brief, while the facts of every case are different, procedurally sound, well-documented decisions that meet the requirements of c. 40A are afforded substantial deference by courts. Courts do not disturb the decisions of SPGAs "unless it is based on a legally untenable ground, or is unreasonable, whimsical, capricious or arbitrary." *Browne v. Zoning Bd. of Appeals of Rockport*, 97 Mass. App. Ct. 1108 (2020) quoting *Roberts v. Southwestern Bell Mobile Sys., Inc.*, 429 Mass. 478, 486, 709 N.E.2d 798 (1999). Similarly, while not absolute, Courts also give deference to a zoning authority's reasonable construction of its own zoning bylaws. *See e.g., Tanner v. Board of Appeals of Boxford*, 61 Mass. App. Ct. 647, 649, 813 N.E.2d 578 (2004) (because the zoning authority is "charged with administration of the by-law, the board's interpretation is entitled to some measure of deference.").

It may well be that further discussion is warranted regarding the Zoning Bylaw in your capacity as a Planning Board, including making recommended zoning amendments to Town Meeting. However, in the meantime, the Board should be confident in its responsibilities and authorities to render the decisions it feels most appropriate to further the purposes of the Zoning Bylaw within a reasonable construction of EDR without angst that some inconsistencies of the Bylaw or the general nature of EDR render its decisions vulnerable to reversal.

V. Conclusion

The ARB was designed to be and remains a body of substantial discretion under its charter legislation, c. 40A and c. 121B and the Zoning Bylaw. Over time, the Zoning Bylaw developed some incongruity between the orientation, process and criteria of EDR and specific bonus and incentive provisions. The inconsistent presentation of those bonus and incentive provisions generates predictable frustrations. Nonetheless, guided in part by both c. 40A sec. 9 and the ARB's prior navigation of its EDR process, the ARB should continue to apply special permit and EDR criteria while considering the bonus provisions as set forth in the Bylaw. As highlighted well in the example Special Permit decisions, where EDRs criteria and/or special conditions offer compelling bases, public benefits, and/or satisfactory protections of public welfare, the Board may, but is not required to act accordingly.

ATTACHMENT "A"

Report of the Town Manager

Once again it is a pleasure to report to you on the activities of the departments under the jurisdiction of the town manager for the year ending December 31, 1970. We urge you and the citizens of Arlington to take this opportunity to peruse this annual report and to review in detail the functions and duties of our town government. It is the intent, in this report, to bring to your attention some of the most important developments in this past year. For detailed information regarding specific departmental activities, we refer you to the respective reports.

Financial Condition

The 1970 annual town meeting appropriated a total of $17,651,259.42 for the operation of the town departments and for special projects during the course of 1970. Of this amount, departmental budgets amounted to $16,309,095.42, while appropriations for other warrant articles amounted to $1,342,164. The town was also required to raise an additional $3,156,207.24 for state and county assessments and for the overlay to provide for tax abatements. A breakdown of these expenditures by category of appropriation or assessment is given below in Table I.

Table I

Town of Arlington Expenditures — 1970*

(by category of appropriation or assessment)

	Amount	Percentage of total expenditures
Town Budgets	$16,309,095.42	78.4
Warrant Articles (excluding budgets)	1,342,164.00	6.4
County Tax	818,162.96	3.9
State Tax and Assessments	1,494,639.49	7.2
Overlay and prior year abatement deficit	729,514.48	3.5
Offset to Cherry Sheet estimated receipts	56,519.53	.3
Snow Emergency	57,370.78	.3
Total Expenditures	$20,807,466.66	100.0

*Source: Recapitulation Sheet, Board of Assessors

The town's free cash position as of January 1, 1970 was $251,049.41. The town's free cash position as of January 1, 1971 was $735,332.00. This represents an increase of $484,282.59. This increase is due principally to the earlier mailing of tax bills. During 1969 tax collections were behind schedule as a result of the revaluation and the delayed tax billing.

Revenues

The town manager's 1969 report included a discussion of Arlington's major revenue sources for the five year period from 1965 to 1969. The discussion indicated that most revenue sources available to the town have not expanded to meet the growing costs of providing municipal services. Consequently, the property tax has had to provide a greater proportion of the revenue for municipal services. For the period from 1965 to 1969 the property tax expanded from seventy (70) to seventy-four (74) percent of the town's revenue base. During 1970 this trend not only continued but accelerated. Table II gives a breakdown of the town's revenue structure.

Table II

Town of Arlington Revenues — 1970*

Source	Amount	Percentage of Total Revenue
Real Estate and Personal Property	$16,654,415.86	80.1
Motor Vehicle and Trailer Excise	1,148,874.26	5.5
Water Receipts	586,170.67	2.8
Other Local Receipts	268,859.17	1.3
Taken from Available Funds	473,433.84	2.2
Cherry Sheet — State Aid	1,675,712.86	8.1
Total Revenues 1970	$20,807,466.66	100.0

*Source: Recapitulation Sheet, Board of Assessors

This table indicates that the property tax now provides eighty (80) percent of local revenues. It further indicates that state aid has declined from ten (10) percent to eight (8) percent of the town's revenues from 1969 to 1970.

From Tables I and II one should note that the total local payments to state and county governments exceed the total revenue from the state. It would seem that the concept of state aid to local governments has become meaningless in Massachusetts.

In view of Arlington's overwhelming dependence on the property tax as a source of revenue, the town has four alternatives. These are:

1. to reduce municipal expenditures
2. to broaden the property tax base
3. to change the tax structure
4. to develop new sources of revenue

This report will focus on each of these four alternatives since it is these alternatives which have set and will continue to set the guide lines for debate and policy formulation in municipal government.

1. To reduce municipal expenditures

The Town of Arlington expended nearly twenty-one (21) million dollars in 1970. This money provided for a wide spectrum of municipal services. A breakdown into major functional areas of expenditure for these services is given below in Table III.

Table III

Town of Arlington Expenditures — 1970*

(by function)

General Administration	$ 657,709.30	3.16
Planning and Community Development	127,092.06	0.61
Public Works and Engineering	3,481,057.94	16.72
Police	1,104,563.00	5.31
Fire	1,282,732.00	6.17
Properties and Natural Resources	457,787.47	2.20
Education	8,780,303.00	42.20
Libraries	495,944.00	2.38
Human Resources	746,914.11	3.69
Pensions, Insurance and Collective Bargaining	1,367,864.69	6.58
Overlay (for Abatements)	729,514.48	3.46
Transportation (MBTA)	595,415.00	2.87
County Government	818,162.96	3.94
Other	148,880.85	0.71
	$20,807,466.66	100.00

*Source: Report of the Finance Committee (1970) and Recapitulation Sheet, Board of Assessors.

The largest category of municipal expenditures is for education, represents 42.2% of the total municipal expenditures. This is follow public works and engineering (16.72%), pensions, insurance and coll bargaining (6.58%) fire (6.17%), and police (5.31%).

With this money the town provides its residents with an educationa tem of fifteen (15) schools instructing about 9,400 students; three (3) lib eighteen (18) playgrounds, and a cemetery. In addition, it maintains ap mately 125 miles of streets, sidewalks, water lines, storm and sanitary and approximately 15,000 trees. It operates seven (7) fire companies w total force of one hundred twentyone (121) firemen and a police force of ty (90); both of these providing 24 hr./day — 7 day/week services. Furt more, the town provides counseling, inspection, health, drug treatment, ans' assistance, and record keeping services for the townspeople. Beyon the town subsidizes the operation of the Metropolitan Mass Transit S and the operation of county government.

The above is just a brief summary of the services provided by local ernment. Within each of the areas mentioned one could easily point out eral more specific services.

There are two ways of reducing municipal expenditures: 1) increasing operating efficiency of the organization making the expenditures and creasing the number of services provided with those expenditures. Both these approaches deserves some consideration.

A. Increasing the organizational operating efficiency

The government of the Town of Arlington is structured by two legislative acts: the Town Manager Act of the Town of Arlington, Massachusetts, and the Representative Town Meeting Act. Under these Arlington has a legislative body (the town meeting) presided over by an elected moderator. It has elective administrative bodies or officers (board of selectmen, school committee, board of assessors, treasurer-collecter, town clerk and housing authority each of which is charged with a specific area or areas of responsibility. The board of selectmen appoint a town manager who is charged with responsibility for most of the operating departments of the town. Finally, the town meeting may designate specific committees to undertake special projects and appropriate funds for use by such committees.

With this governmental structure, authority over municipal expenditures is not concentrated in one body or individual but rather is diffused among a great number of official bodies and individuals. This pattern of diffused authority is reinforced by the various state designated agencies and authorities whose bills are paid by municipalities. A breakdown of this authority pattern in terms of municipal expenditures is provided below in Table IV.

TABLE IV

Town of Arlington Expenditures — 1970
(by spending authority)

Spending Authority	Amount	Percentage of total Expenditures
School Committee	$8,780,303.00	42.20
Selectmen and Manager	8,362,416.70	40.19
Metropolitan District Commission	888,068.82	4.27
County Commissioners	818,162.86	3.94
Board of Assessors	767,665.28	3.69
M.B.T.A.	595,415.00	2.87
Treasurer-Collector	233,052.00	1.12
Town Clerk	113,463.00	.54
Finance Committee	81,470.00	.39
Revenue — overestimate deficit	56,519.53	.27
Drug Committee	51,391.28	.24
Personnel Board	18,827.00	.08
Other (includes regional special districts, state auditing and billing charges, appropriation to veterans' groups, reserve fund balance)	41,212.00	.20
	$20,807,466.66	100.00

the school committee and the selectmen & town manager each controls ximately forty percent (40%) of municipal expenditures. The remaining percent (20%) is controlled by a variety of local, state and regional of officers.

town manager originally had over twenty separate departments ic jurisdiction. As part of a program to streamline the organizational ure of municipal government in Arlington, the town manager has been olidating the smaller departments into new large scale departments vide responsibility for municipal services in specific areas. In 1969 the ment of planning and community development was established, followed by the department of properties and natural resources. In addition, 1970 the town manager proposed the establishment of a department man resources, which would combine the departments of youth services, ation, veterans' services, health, and weights and measures and would l proposals at the state and federal levels.

The intention in streamlining the governmental structure in Arlington introduce greater operating efficiency into the organization. This can be mplished through the pooling of personnel, equipment, and material re- ces through the introduction of new management skills and techniques, through the evaluation of existing practices and programs.

Already in the two years since the new program of consolidation was be- several achievements have been recorded. The department of planning community development has instituted a new permit and inspection fee dule, put forth new fire and building codes, and initiated a new concept planned-unit development zoning. The department of properties and natural ources has improved timekeeping and reporting procedures and is currently experimenting with programs of vandalism reduction, fire prevention, and contractual cleaning of buildings.

The efforts of these departments will be helpful in keeping costs down, but as was pointed out in Table IV, expenditures under the selectmen and town manager represent only forty percent (40%) of the total local expenditures. Unless the other sixty percent (60%) of the expenditures are kept down, the effect of cost efficiencies in the manager's budget will be wiped out.

B. Reducing municipal services

Another way of reducing municipal expenditures is to eliminate some of the services which the town is presently providing and reject any proposals for new services. The decision to eliminate existing services is not an easy one. Many of the existing services are maintenance services, and to eliminate or postpone them would cost more in the long run. Other services are important because they help to maintain Arlington's image as a desirable residential community. Still others enjoy a clientele who object strongly to the reduction or elimination of that particular service. These and other reasons make the elimination of existing municipal services a difficult task, but not an impossible one. In the coming years increasing consideration should be given to this alternative.

The concept of program budgeting is useful in making the decision to add or delete, to contract or to expand a particular service, since it gives one the exact cost of a particular service and a basis for measuring the effectiveness of that service. For this reason the town has been gradually introducing the concept of the planning program budgeting system (PPBS) into its budgeting process. This system was originally developed within the federal government and has been successfully applied in numerous state and local governments.

Proposals for new municipal services should be given careful consideration. In some areas, such as drug education, the need is apparent. In other areas, such as fire prevention and inspection, the additional service can be provided at no additional cost to the taxpayer through better utilization of personnel. Finally, some services may be justified if there is an indication that such service will bring additional revenue to the town and alleviate the burden

on the taxpayer. An example of this type of additional service is the creation of a redevelopment board, which will be discussed further in the section of the report to which we now turn.

2. **To broaden the property tax base**

Table II indicated that eighty (80) percent of the town's revenue was derived from the property tax. This tax then is the primary source of revenue available to the town. It can be expanded by either broadening the base, i.e. increasing the total assessed value, or by increasing the tax rate. In recent years the latter method has been relied upon as expansion in the tax base has slowed considerably. This has placed an increasing tax burden on the local taxpayer. This situation is not unique to Arlington, for in nearly every community in the state the increase in expenditures has outstripped the growth in revenues. Table V and VI illustrate the comparative position of Arlington and other similar communities in the Boston area.

TABLE V

1970 Actual and Full Value Tax Rates*

Rank	Town or City	Actual Tax Rate 1970	Estimated Assessment Ratio (%) 1970	Estimated Full Value Tax Rate 1970
1	Somerville	$169.30	44	$75.30
2	Cambridge	109.40	63	69.20
3	Malden	134.00	49	65.10
4	Brookline	59.00	99	58.30
5	Newton	113.00	51	58.20
6	Medford	145.00	40	57.60
7	Woburn	129.40	43	56.00
8	Lexington	65.00	83	54.20
9	Watertown	143.00	38	53.70
10	Winchester	52.00	95	49.50
11	Arlington	48.20	98	47.40
12	Melrose	149.20	31	46.30
13	Bedford	84.00	50	46.20
14	Waltham	110.70	40	44.40
15	Burlington	44.00	98	43.10
16	Concord	39.20	100	39.20
17	Wellesley	45.00	86	38.60
18	Belmont	37.00	99	36.80

Table V gives a breakdown of the estimated full value 1970 tax rate which shows Arlington in good position relative to the other communities.

TABLE VI

Per Capita Full Value Assessments, 1969*

Rank	Town or City	Full Value Assessment	Population	Per Capita Full Value Assessment
1	Concord	$157,744,399	14,516	$10,868
2	Wellesley	260,963,040	26,297	9,923
3	Burlington	182,028,650	19,473	9,347
4	Brookline	499,722,386	53,608	9,321
5	Winchester	187,567,500	21,634	8,670
6	Belmont	249,120,500	28,794	8,651
7	Bedford	89,731,779	10,787	8,318
8	Newton	666,842,647	88,514	7,533
9	Lexington	233,847,897	31,388	7,450
10	Waltham	380,829,880	57,134	6,665
11	Arlington	344,032,460	52,482	6,555
12	Melrose	190,071,250	32,105	5,920
13	Watertown	233,271,000	40,115	5,815
14	Woburn	195,393,134	35,149	5,558
15	Cambridge	496,286,031	92,677	5,355
16	Medford	301,974,512	60,429	4,997
17	Malden	223,567,000	56,142	3,982
18	Somerville	303,158,222	86,332	3,511

*Massachusetts Taxpayers Foundation, Inc., 1970 Tax Rates Actual and Full Value; November, 1970

Table VI gives the per capita full value assessments for the same communities. This table is a measure of the strength of the local tax base. Arlington, because it is primarily a residential community with little commercial or industrial property to strengthen its tax base, does not have a strong position. One should note that, with one exception, all of the communities with a lower tax rate than Arlington have a higher per capita full value assessment; i.e., a stronger tax base.

From the above it is evident that as the property tax continues as the principal source of local revenue and as long as municipal expenditures continue their rapid growth, the only way to keep the tax rate down is to expand the property tax base. To do this the town manager will be asking the 1971 town meeting to approve the creation of a local redevelopment board. This board will be charged with responsibility for attracting new revenue producing development to Arlington. This responsibility includes economic and traffic analyses, site selection and acquisition, financing, and negotiations with prospective developers, among other tasks. This board as proposed would report directly to the town manager, selectmen, and town meeting, and all of its actions would be approved by the town meeting.

The establishment of a redevelopment board in Arlington is long overdue. Its acceptance is critical if the town is serious in its desire to keep the tax rate down. It is perhaps the most effective step available to the town in dealing with this problem, since inflation and the tax structure are beyond the control of local government.

3. **To change the tax structure**

Hardly anyone would deny that the tax structure in Massachusetts puts an unfair burden on the property taxpayer. Real property is no longer a measure of wealth, and municipal services are no longer services to property. Yet in Arlington eighty (80) percent of municipal expenditures are financed out of the property tax.

The solution to this problem, however, is not in local hands. Rather it rests with elected representatives at the state and national levels. The Massachusetts Master Tax Commission has issued an interim report and will soon issue its final report on the Massachusetts tax structure. The town's representatives to the General Court should be urged to give this matter their utmost attention and to make a careful determination of its merits and faults. At the national level the Massachusetts congressional delegation has been urged by Arlington officials to give support to the concept of revenue sharing.

4. **To develop new sources of revenue**

In addition to expanding the property tax base and changing the tax structure, the town must also give consideration to a variety of methods which would expand its revenues.

First among these methods would be the application for state and federal program aid. A wide variety of state and federal funds are available for programs in specified areas. Arlington has received state aid for education, youth counseling, veterans' assistance, drug treatment, and housing. Federal aid has been primarily in the area of education. The town will be applying for additional state and federal funding in numerous areas once the new departments have been more firmly established.

A second method would be to increase charges for municipal services. Some progress has already been made in this area with the revision of permit and license inspection fees and with the revision of parking fine schedules. The additional revenue has not been great since these sources of revenue were not

large to begin with, but the approach is significant. It may be that in future years the town will have to seriously consider charging for some municipal services on the basis of cost. Such services as adult education, recreation, library service, and waste disposal might be paid for by user charges in much the same way that the town now charges for water and for street and sidewalk betterments.

Other developments

Aside from the financial problems which confronted Arlington during the course of 1970, several other developments should be noted. In the public works department new garbage and solid waste disposal contracts were negotiated. If additional negotiations in 1971 for a long-term solid waste disposal contract are successful, then this along with the new refuse transfer station will provide a temporary solution to the town's waste disposal problem. The public works equipment replacement program continued during 1970, and several projects were undertaken to improve the physical appearance of the town yard on Grove Street.

An agreement was reached in collective bargaining with town employees during 1970. Employees were granted a seven (7) percent general wage increase, and funds were appropriated for an improved health insurance program.

Summary

This report has been a brief overview of the problems confronting the town during 1970 and the programs undertaken by departments under the jurisdiction of the town manager. Considerable progress was made during 1970 in consolidating and streamlining the administrative structure of town government and in introducing new management techniques into the operation of town departments.

The financial picture which emerges is not encouraging, but with public awareness of the problem and intelligent discussion of the issues at all levels of government, the opportunity for substantial reform of local government and local tax structures may be near at hand. With substantial revenue sharing from the state and federal governments, meaningful home rule from the state government, continual reorganization of our town government, and community development and redevelopment at the local level, Arlington can survive the financial crisis which it currently faces.

Report of the Town Clerk's Department

To the Citizens of Arlington:

The following annual report of the Town Clerk for the year ending December 31, 1970, is herewith submitted, in accordance with Section 3 of Article 3 of the Town's By-Laws.

The total amount collected by the department during the year and deposited with the Town Treasurer was $20,699.01, an increase of $473.15 over the previous year. Included in the total amount was $6,225.85 for conservation licenses and $5,605.00 for dog licenses.

The breakdown of fees collected is as follows:

Marriage Intentions	$ 1,477.22
Filing Fees (Financing Statements, etc.)	3,095.94
Miscellaneous Certificates	3,369.80
Pole Location Orders	260.95
Miscellaneous Licenses	128.00
Renewals of Gasoline Permits	23.00
Miscellaneous Books	499.25
Duplicate Dog Tags	14.00
Dog Licenses	5,605.00
Conservation Licenses	6,225.85
TOTAL	$20,699.01

DOG LICENSES

1,219 Males (1 free)	@ $2.00	$ 2,436.00
257 Females	@ 5.00	1,285.00
931 Spayed Females	@ 2.00	1,862.00
8 Transfers	@ .25	2.00
2 Kennel	@ 10.00	20.00
2,417 Licenses Issued		$ 5,605.00
Paid to County Treasurer, Licenses		$ 5,001.00
Paid to Town Treasurer, Fees		$ 604.00

CONSERVATION LICENSES

602 Resident Citizen Fishing	@ $ 5.25	$ 3,160.50
200 Resident Citizen Hunting	@ $ 5.25	1,050.00
150 Resident Citizen Sporting	@ $ 8.25	1,237.50
93 Resident Citizen Minor Fishing	@ $ 3.25	302.25
78 Resident Citizen Female Fishing	@ $ 4.25	331.50
1 Resident Citizen Trapping	@ $ 8.75	8.75
3 Special Non-Resident Fishing	@ $ 5.25	15.75

ATTACHMENT "B"

Chap. 738. AN ACT PROVIDING FOR A REDEVELOPMENT BOARD AND ABOLISHING THE PLANNING BOARD AND BOARD OF PUBLIC WELFARE IN THE TOWN OF ARLINGTON.

Be it enacted, etc., as follows:

SECTION 1. Chapter 503 of the acts of 1952 is hereby amended by striking out section 17 and inserting in place thereof the following section: —

Section 17. Appointment of Redevelopment Board. — The redevelopment board shall consist of five members, four to be appointed by the town manager, subject to the approval of the board of selectmen, and one to be appointed by the department of community affairs, hereinafter in this section referred to as the department. One of said persons shall be appointed to serve for an initial term of one year, two of said persons shall be appointed to serve for an initial term of two years and one of said persons shall be appointed to serve for an initial term of three years. The member appointed by the department shall serve for an initial term of three years. Thereafter, as the term of a member expires, his successor shall be appointed in the same manner and by the same body for a term of three years from such expiration. The members shall serve until their respective successors are appointed and qualified. If for any reason a vacancy occurs in the membership of the redevelopment board, the vacancy shall be filled forthwith in the same manner and by the same body for the unexpired term. The town manager may make or receive written charges against, and may accept the written resignation of, any member appointed by the town manager or a former town manager or may, after hearing and with the approval of the board of selectmen, remove any such member because of inefficiency, neglect of duty or misconduct in office. Such member shall be given, not less than fourteen days before the date set for such hearing, a copy in writing of the charges against him and written notice of the date and place of the hearing to be held thereon, and at the hearing he shall be given the opportunity to be represented by counsel and to be heard in his defense. The town manager may make and receive written charges against the member of the redevelopment board appointed by the department and refer the same to the department which will proceed in the same manner as the town manager and the board of selectmen. Pending final action upon such charges, the officer or officers having the power to remove such member may temporarily suspend him, provided they shall immediately reinstate him in office if they find such charges have not been substantiated, and may appoint a person to perform the duties of such suspended member until he is reinstated or removed and his successor is qualified. In case of any such removal, the removing authority shall forthwith deliver to the clerk of the town attested copies of such charges and of its findings thereon and the clerk shall cause the same to be filed with the department and the state secretary. Membership shall be restricted to residents of the town and a member who ceases to be a resident of the town shall be deemed to have resigned effective upon the date of his change of residence.

Members of the board shall be sworn to the faithful performance of their duties by the town clerk or a justice of the peace. The board shall organize for the proper conduct of its duties, shall elect from among its members a chairman and a vice-chairman, shall appoint such other

officers and agents as it deems necessary, shall determine their respective duties and may delegate to one or more of its members, officers or agents such powers and duties as it deems necessary or proper for the carrying out of any action determined upon by it. The director of planning and community development, hereinafter called the director, shall be ex officio the secretary of the board. The director shall be appointed by the town manager to serve at his pleasure; neither chapter thirty-one of the General Laws nor any rule made thereunder shall apply to the director.

The town, acting by and through the redevelopment board, shall, except as herein specifically provided otherwise, be and have all the powers of an operating agency subject to the limitations provided in sections forty-five to fifty-nine, inclusive, of chapter one hundred and twenty-one B of the General Laws, and have such further powers and be subject to such further limitations as would from time to time be applicable to a redevelopment authority if such an authority had been organized in the town; provided, however, that notwithstanding sections eleven, forty-seven and forty-eight of said chapter one hundred and twenty-one B, no urban renewal project or rehabilitation project shall be undertaken by the redevelopment board, nor shall any property be acquired for any such project by eminent domain or otherwise, until the plan for such project has been approved by an annual or special town meeting; and provided further, that the redevelopment board shall not borrow or agree to borrow money without the approval of an annual or special town meeting. Without limiting the generality of the foregoing, the town, with the approval of an annual or special town meeting, may raise and appropriate, or may borrow, or may agree to raise and appropriate or to borrow, or may do or agree to do other things, with or without consideration, in aid of any project or activity planned or undertaken by the redevelopment board to the same extent and subject to the same limitations as if the board were a redevelopment authority. Nothing herein shall, however, alter or limit the powers and rights of the town or any other operating agency therein with respect to the powers and limitations in sections twenty-five to forty-four, inclusive, of said chapter one hundred and twenty-one B.

SECTION 2. Upon the effective date of this act the terms of office of the members of the planning board of the town shall be terminated. The redevelopment board shall have all the powers and perform all the duties heretofore conferred or imposed on the town planning board by statute or by-law or otherwise and shall further have the powers and perform the duties from time to time hereafter conferred or imposed by statute or by-law or otherwise on planning boards of towns in the commonwealth established under the provisions of section seventy of chapter forty-one. All property in the care and custody of the planning board and all appropriations of the town for the use of the planning board shall be transferred to the care and custody of and vested in the redevelopment board; and for all purposes, including without limitation those of chapters forty-one and one hundred and twenty-one B of the General Laws, the redevelopment board shall be deemed to be a continuation of the existing planning board of the town.

SECTION 3. Said chapter five hundred and three is hereby further amended by striking out section eighteen.

SECTION 4. This act shall take effect upon passage.

Approved September 9, 1971.

Chapter 731.

S 1825

THE COMMONWEALTH OF MASSACHUSETTS

In the Year One Thousand Nine Hundred and Seventy- three

RECEIVED
SEP 11 10 28 AM '73
TOWN CLERK'S OFFICE
ARLINGTON, MASS.

AN ACT PROVIDING ADDITIONAL POWERS AND DUTIES FOR THE REDEVELOPMENT BOARD IN THE TOWN OF ARLINGTON.

Be it enacted by the Senate and House of Representatives in General Court assembled, and by the authority of the same, as follows:

SECTION 1. Chapter 738 of the acts of 1971 is hereby amended by striking out section 2 and inserting in place thereof the following section:-

Section 2. The redevelopment board shall have all the powers and perform all the duties presently or from time to time hereafter conferred or imposed by statute or by-law or otherwise on planning boards of towns in the commonwealth established under the provisions of section eighty-one A of chapter forty-one of the General Laws and the town of Arlington shall be deemed to have a planning board established under said section eighty-one A and shall be empowered to take such actions and shall have such powers and perform such duties as if it had established a planning board under said section eighty-one A, except that the redevelopment board shall not have any of the powers or perform any of the duties of, or in conflict with the powers or duties of, a board of survey all of which powers and duties shall continue to be exercised and performed by the board of selectmen constituted as a board of survey unless and until such town by vote of a town meeting shall vote to terminate the existence of the board of survey or to accept the provisions of the subdivision control law contained in sections eighty-one K to eighty-one GG, inclusive, of said chapter forty-one and any amendments thereof or additions thereto, and the subdivision control law shall not be or be deemed to be in effect in such town unless and until such town by vote of a town meeting shall vote to accept the provisions thereof.

SECTION 2. This act shall take effect upon its passage.

House of Representatives, August 15, 1973.

Passed to be enacted, Daniel M. Bartley, Speaker.

S 1825A

In Senate, August 15, 1973.

Passed to be enacted, Russell B. Pingree President.

September 4, 1973.

Approved,

at 3 o'clock and 40 minutes, P. M.

Francis Sargent
Governor.

ATTACHMENT "C"



(d) All permitted signs may be illuminated by white or blue non-flashing lights.

Section 15-3.5. Site-Plan Approval

No new buildings shall be constructed nor shall any existing building be altered, enlarged or reconstructed until an application for site plan review has been filed with the Zoning Board of Appeals and with the office of the Town Clerk. The application shall include the material listed in Section 9(c) together with sufficient written material to support an affimative finding by the Zoning Board of Appeals for the following conditions:

1. The proposed use is necessary to meet the medical needs of the community.

2. The site of the structure or use is in an appropriate location.

3. The use when developed will not adversely affect the neighborhood and the abutting zoning districts.

4. That ingress and egress for traffic flow is designed properly so that there will be no serious hazard to vehicles or pedestrians.

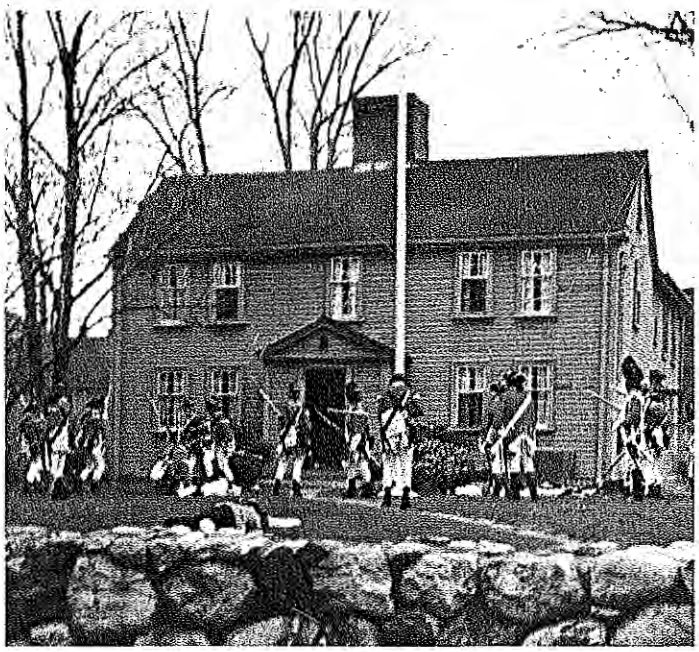
5. That appropriate and adequate parking facilities are provided for each use and structure in the district.

At the time of filing an application with the Zoning Board of Appeals, the applicant shall also file duplicate copies of all materials, maps, and data with the Arlington Redevelopment Board and the Department of Planning and Community Development. Before granting a special permit for a site plan approval, the Zoning Board of Appeals shall hold a public hearing, notice of which shall be given in accordance with the provisions of 40A and local by-laws. The Zoning Board of Appeals shall make its finding within sixty (60) days from the date of application. If the Zoning Board of Appeals fails to issue its finding within sixty (60) days, the site plan shall be deemed approved and a special permit granted. The Department of Planning and Community Development and the Redevelopment Board shall have an opportunity to prepare written reports with recommendations to be submitted to the Zoning Board of Appeals before or at the public hearing. The failure of either the Redevelopment Board or the Department of Planning and Community Development to submit written reports or to give an oral report at the public hearing shall not invalidate action by the Zoning Board of Appeals. A favorable decision by the Zoning Board of Appeals shall require the affirmative votes of all members.

ATTACHMENT "D"

1975 Annual Report
Town of Arlington, Massachusetts









The Defense of Liberty is Our Ancestral Heritage

BOARD OF SELECTMEN

Since early colonial times the board of selectmen have made an annual report of the activities of the town to its citizens. We recognize our great many responsibilities and duties and we have tried to carry out our obligations for the best interest of the town.

This past year shall be remembered for its challenges, opportunities and problems. Inflation continued to increase costs of materials, services and expenses to operate the town. The town, the commonwealth and the nation experienced one of the most severe recessions in several decades.

Unemployment across the state reached the 14% mark. Approximately 10% of Arlington residents were unemployed. This rate of unemployment was reflected in the increase in applications from residents and others who wished to be considered for employment by the town. We were able to provide employment to some individuals through the Comprehensive Employment Training Act known as CETA which is a locally administered federally funded program. Approximately 77 individuals were placed in jobs over the course of the year, while another several hundred were provided counseling and assistance in finding employment outside the town.

It is interesting to read about the economy one hundred years ago from the annual report of 1875, "and looking back over the past twelve months, a period in which every branch of industry has suffered from general depression, our factories discharging their help, and reducing the payroll of the fortunate few who remained to the lowest living point, laborers constantly besieging us for work, in numbers far beyond the practical requirements of the town".

At the town election held in March, Robert B. Walsh was reelected to a three year term, and Ann Mahon Powers was elected to a three year term filling the position previously held by Harry P. McCabe, who did not seek reelection. Shortly after the election Margaret H. Spengler was elected chairman of the board, the first woman to hold this position in the town. George K. Rugg was elected vice-chairman.

SPECIAL REVENUE SHARING

One of the highlights of the year was receipt of a letter from the President of the United States congratulating the town on being one of the first communities in the country to apply for and receive approval on their special revenue sharing application. This award is the result of considerable action by the town manager and the board of selectmen to make towns with populations of 50,000 eligible for special block grant funds. These efforts included testimony by the town manager before a Congressional committee urging an amendment to the special revenue sharing legislation of 1974. There were frequent consultations with our Congressional delegation. Arlington became one of a handful of towns in Massachusetts to receive this award of funds directly. The first year's 1975 allotment was $141,000 and as funding is appropriated by Congress, Arlington expects to receive in excess of $2.5 million over a six year period. Although the funds are to be expended under the direction of the selectmen and town manager, the program was developed with the assistance of a citizens advisory committee. The first year plan calls for further human needs study, a home improvement loan assistance program and a land acquisition fund. Town meeting members voted to approve acquisition of land on the Mystic Lakes which is referred to as "the window on the Mystic", also a substantial parcel of land adjacent to the high school. In addition to the funds appropriated by the town, the selectmen and town manager have approved the use of $50,000 of special revenue sharing funds towards the acquisitions.



L. to R: George K. Rugg, Ann Mahon Powers, Margaret H. Spengler, Chairwoman, Arthur D. Saul, and Robert B. Walsh

RAPID TRANSIT

As a result of the energy crisis, officials at the federal and state levels are placing a greater priority on the use of public transportation. In 1975 the extension of rapid transit from Harvard Square to the northwest corridor, under consideration for 30 years, now is achieving more serious recognition at the state level. Plans advanced to a

point that state transportation officials requested that we establish station task force advisory committees for Arlington center and Arlington heights. Citizen representatives were also appointed to the Cambridge Alewife task force station study committee.

Working with Alan McClennen, director of the town's planning and community development department, the board of selectmen redrafted a town policy on the Red Line transit line into Arlington. The statement indicates that the town will accept the Red Line if it is built underground in a cut and cover formation. It is the position of the board that the Red Line must ultimately extend to Route 128. Rapid transit is viewed as a necessary catalyst for economic development in the business districts of the town.

The efforts of the redevelopment board and planning department resulted in the new town zoning bylaw adoption by the town meeting in October 1975. This new zoning bylaw, one of the most modern zoning bylaws in the state, is the first complete revision since 1924.

It provides the town with ample controls and yet is flexible enough to allow growth and redevelopment that will preserve the character of the town.

One of the major issues of the year was the proposed renovation of Arlington High School. It was the subject of two special town meetings, one in January and one in April. On both occasions the town meeting members voted approval of the $19 million project. The state would have funded 65% of costs. Twice the question was presented to the voters at special referendum elections and was rejected. In December 1975, the New England Association of Schools and Colleges placed Arlington High School on probation. Unless the community takes positive action to correct the facilities problem, the school could face loss of accreditation. The selectmen, town manager, permanent building committee and school committee are concerned at the crisis that results from these actions.

BICENTENNIAL ACTIVITIES

It was a most active year for bicentennial celebrations and activities. The Arlington bicentennial planning committee is to be commended for the excellent programs and events presented for Arlington's celebration. All events were planned to make citizens more aware of the history and heritage of the town. We thank Patricia Fitzmaurice and George "Brud" Faulkner, co-chairpersons of the bicentennial planning committee for their untiring efforts, exceptional interest and leadership in guiding the committee's activities.

The Patriots' Day parade, one of the largest bicentennial parades held in the country attracted an estimated 250,000 viewers. The security requirements necessitated extra assistance from state police, metropolitan police and police from neighboring communities. The town also utilized a



Elaine Kahan

helicopter for increased supervision and public safety control for traffic, both pedestrian and vehicular. The Patriots' Day parade committee and in particular its chairman, Mark Kahan and his wife Elaine, are to be thanked for their efforts in making this project an outstanding success.

There were numerous other bicentennial activities, all of which required great citizen participation. The board of selectmen express their appreciation to those who provided the community with many outstanding bicentennial programs and events.

The board of selectmen initiated three programs to mark the bicentennial years, the refurbishing of the town hall, the honors awards and the ceremonial town meeting. Three citizen committees were appointed to carry out these programs. Funds appropriated by the town meeting and an $8,000 grant awarded by the state bicentennial commission were used by the refurbishing committee to redecorate and do some restoration in the town hall.

The selectmen designed and voted four awards to honor citizens for their contributions to the community. The awards were named to honor former contributing members of this community — the Robbins Award honors the Robbins family, the Dallin Award recalls the civic activities of Vittoria and Cyrus Dallin, the Wilson Award honors Uncle Sam, and the fourth award is the Good Citizenship

Award. The awards committee, a group of five citizens, will consider nominations and make the appropriate awards to their fellow citizens.

To mark the long history of the town meeting in our community, the Selectmen appointed a 15 member committee to prepare a ceremonial town meeting to be held outside during the 1976 year of celebration.

ADMINISTRATION

The good news this year to the property owners and other taxpayers was that there was no tax increase. This was the result of action by the board and efforts of the town manager and department heads in holding the line while striving to increase efficiency of operations.

One of the more serious effects of inflation resulted in the substantial increase in the medical insurance costs for town employees. The bids received indicated that health insurance costs increased approximately 40% over the previous year without adding additional coverage.

We found that we had no choice but to accept the increase in order to protect our employees. As a result, the board established an advisory committee on self-insurance who are looking into the alternative of the town becoming self-insured. Under present law, communities in Massachusetts are not allowed to become self-insured as is the case in the private sector; however we are committed to working to change present legislation.

The matter of vandalism in the community, both in the public and private sector, has caused much concern. After considerable discussion with the town manager, an advisory committee on vandalism was established to survey the scope of the problem. The final report received in December was an excellent document and we commend the individuals who served on the committee for their valuable work. The Board intends to hold a series of meetings with various groups, organizations and officials in 1976 to discuss a total community effort to reduce vandalism.

Last year we reported that we were formalizing various policy and procedures of previous Boards. To date, over 41 items have been documented and approved.

As we began to develop new zoning policies to guide the future growth and development of the town, it became apparent that the attitudes and opinions of the citizens were needed.

Dr. Lawrence Susskind of MIT, department of urban planning, was contacted by the board of selectmen and invited to set up a citizen-based planning process in Arlington. The purpose of this program was to give citizens an opportunity to influence policy and help to set priorities. Dr. Susskind presented the proposal to town meeting members at a meeting of the board of selectmen.

From this meeting evolved the process now known as the Citizens Involvement Committee. During this past year the CIC conducted a town wide survey on six community issues. MIT staff and funding was made available for this study. The selectmen used special revenue sharing funds for the survey on human needs and land use. There is expectation that the CIC will provide substantial input into policies and priority setting. Appreciation must be expressed to the citizens and the staff of MIT for this valuable contribution. Our particular thanks go to Dr. Susskind and William Grannan, chairman of CIC.

We wish to thank the town manager, Donald R. Marquis, for the continued high caliber performance of his professional responsibilities. We express appreciation for his persistent and successful actions in obtaining federal funds for Arlington. We further commend him for the new performance budget procedures and his efforts to increase productivity and efficiency in the delivery of town services.

Alan McClennen, director of the department of planning and community development, met with the board of selectmen on a regular basis this year keeping members informed on redevelopment, zoning, rapid transit and long range planning. We express our appreciation to him and the redevelopment board for their cooperation and we look forward to working together for the new era of renewal of Arlington's business districts.

To Fred Pitcher, our executive secretary, and our office staff, we acknowledge with appreciation the excellence of their work and their cooperation in a year that demanded extraordinary efforts.

Finally to the citizens who volunteered so many of their hours on committees, boards and commissions of the town, a sincere word of appreciation. Your participation is a vital cog in the function of town government. To all town employees, our appreciation must be expressed for keeping the fine quality of government services known to Arlington. Arlington's reputation has been built on your loyal contributions and faithful service.

The American Revolution was one of the most important events to occur in history. As we celebrate our 200th Anniversary the world looks to us as the lead example of democracy. Participation in government in a democracy means an attitude, a moral view and a willingness to assume civic responsibility. Our democratic government depends upon its people and the time they invest to make it work. As a community, let us all celebrate the events of independence through vigorous participation in government.

control; this year we reduced our budget by $300,000 over last year's appropriations. We cannot continue to do this in the future unless we cut services. After including salary and wage increases for all town employees, including school department personnel, the recommended school budget is up by 14.1%, all other town budgets are up by 6.5%, and the budgets under the town manager and board of selectmen are up by 1.8%. In order to hold the tax rate down, all town departments must trim their budgets, and the state must stop passing the cost of state mandated programs down to the local level.

It would appear that the years ahead will not be easy ones. The failure to address our problems, however, may mean fiscal disaster for local government. Let us all work together productively in the years ahead to shape the type of community that benefits and serves all of us.

HISTORY AND ROLE OF THE TOWN MANAGER FORM OF GOVERNMENT

An annual report designed to relate the past with the present and the present with the future could not be complete without some discussion concerning the town manager form of government. Arlington, by special act, adopted the present structure by referendum in 1952. Today, over 51 million other Americans live in communities governed by a manager plan. Since the establishment of the manager plan sixty eight years ago, it has become the most popular form of local government in the United States. Over 55% of the communities with a population of 25,000 or more have adopted the plan. In Arlington, our form of government is bolstered by a representative town meeting, which strengthens democratic principles.

The town manager plan is designed to provide professional knowledge as well as democracy in governmental operations. The manager, a trained public administrator, is appointed by the board of selectmen to serve as administrative head of the community. Broadly speaking, the division of responsibility and authority vested in the selectmen and the manager rests in policy formulation and administration, respectively. Government students are in agreement, however, that no strict line of demarcation can be drawn between policy and administration, that between the two lies a gray area in which the administrator and the legislators must necessarily function. The primary duty of the manager is to keep the selectmen well informed on all town business and to advise and make recommendations concerning all town policies. The selectmen may or may not follow the manager's recommendations; nevertheless, it is their duty to consider these recommendations and to weigh all factors before formulating general policy. In addition, it is one of the primary duties of the selectmen to give general direction and guidance to the manager. The manager has jurisdiction over all departmental activities; he appoints all department heads, and these department heads, in turn, are directly responsible to him. As general overseer of all town employees and operations, the manager is also responsible for planning, organizing, directing, controlling, and coordinating all department activities. In summary then, under the town manager form of government, the board of selectmen is responsible and responsive to the citizens, and the manager is directly responsible to the selectmen for overall administration and coordination of all town activities. Within this conceptual and structural framework lies one of the most important premises of the town manager form of government: the integration of professionalism with democracy.

In concluding this report for 1975, I wish to thank the members of the board of selectmen for their continued assistance and guidance. The programs and projects in our 1976 budget can be realized only through the cooperation and coordinated efforts of many people, specifically, the selectmen, town manager, boards and commissions, citizen advisory groups, town meeting members, department heads, employees, and finally, the citizens. In the past, these people have shown a high degree of interest which we hope will continue in the future.



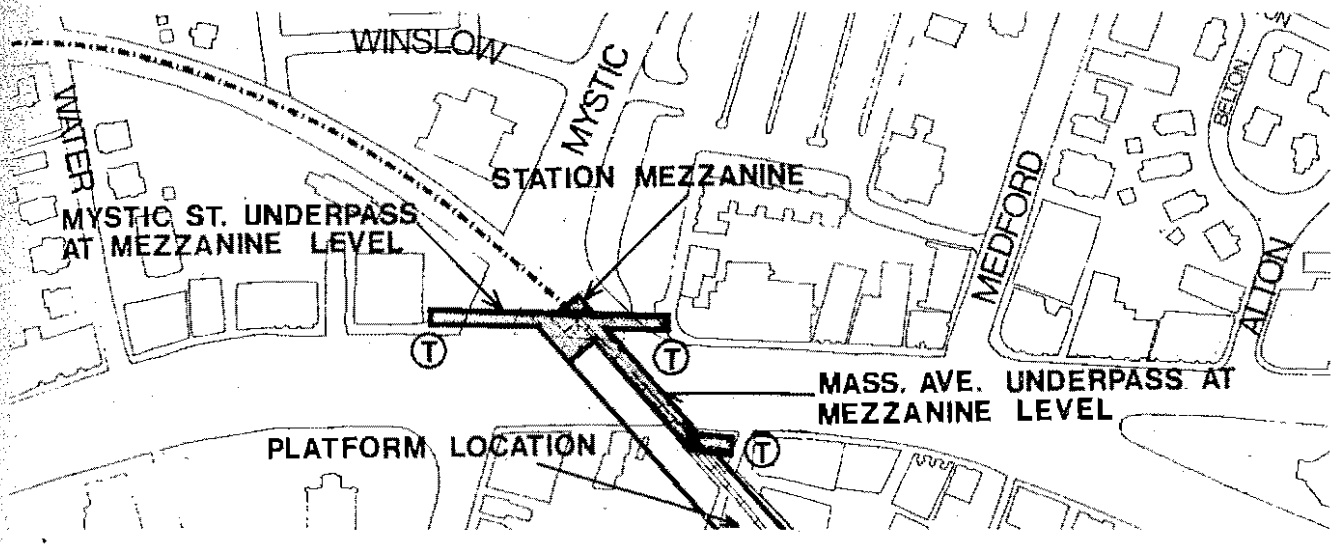


Illustration of Proposed Red Line Station Configuration, Arlington Center

PLANNING AND COMMUNITY DEVELOPMENT AND REDEVELOPMENT BOARD

The Arlington redevelopment board and the department of planning and community development have concluded a milestone year in planning for the future development of the town. The board and department have worked closely as a team on a number of critical issues.

ZONING BYLAW

The first completely new zoning bylaw in 50 years was unanimously passed at the October special town meeting. The new bylaw is the result of three years of intensive analysis of the community including an evaluation of each parcel of land. It has a readable text and a carefully prepared zoning map tailored to the needs of Arlington's citizens according to current land uses. The new bylaw eliminates the inconsistencies, confusion and conflicts of the old bylaw which had been amended numerous times since 1924.

The new zoning bylaw is a modern, land-use management tool designed to encourage efficient and equitable growth patterns in Arlington. Zoning is the most effective way for a community to control its land use and physical environment. Approval of this bylaw places Arlington in prominence as one of the most advanced communities in Massachusetts with its land use control mechanisms. Procedures were established to review future major development proposals and insure that any new projects will be compatible with the long term growth of the town.

The board and department worked closely with the legislature this year to secure a revision of the zoning act finally passed as Chapter 808 late in December. The town's bylaw was carefully drafted to provide for the changes permitted under Chapter 808. These provisions will be formally submitted for adoption at the annual town meeting in 1976. If adopted, these amendments will provide for the permit-granting authority for complex projects to be transferred to the Arlington redevelopment board for the detailed environmental review as required. The redevelopment board has the staff support from the department of planning and community development for research and assistance on these matters. The department will continue to research and make recommendations to the zoning board of appeals on each individual case before that board.

THE RED LINE AND TRAFFIC

A second milestone activity closely related to future growth and development in Arlington is the work being planned on the MBTA Red Line extension out of Harvard Square through Arlington. The Mill Brook Valley/Arlington Center Plan and the zoning bylaw were both developed in close association with the Red Line proposal. A draft policy position on the Red Line was prepared by the board and department and adopted by the selectmen. In addition, we have been in continuous contact with state officials to insure that this important regional facility will provide maximum benefit to the town. The town's two task forces and its representatives to the Alewife Task Force have been meeting at least biweekly for over a year with MBTA representatives and their consultants. These meetings have allowed the town to become familiar with the details and the possible impacts, visual, aural and physical, that such an extension would have. In addition, they have provided a forum for the town to voice its demands on the alignment and configuration of the Red Line through Arlington.

The town's continued support of the Red Line extension between Harvard Square and Route 128 is contingent upon agreement between the town and the MBTA on many issues. The concept of a balanced transportation system to eliminate total dependence on the automobile is the primary goal. Since 1973, the town has supported the Red Line extension from Harvard Square via Porter and Davis Squares, Alewife Brook, through Arlington to Route 128 in Lexington. The extension will be funded 80% by federal funds and 20% by a state transportation bond issue that has already been authorized. The federal funds are monies that were originally set aside for the construction of highways such as the Route 2 extension and the Inner Belt in Cambridge which have now been abandoned. Since these highways would have had an impact on Arlington, the town feels that a portion of the funds should be used to improve the town-wide transportation system.

The town's position has been that the Red Line shall be completely underground along the Boston and Maine Railroad right-of-way with stations at Arlington Center and Arlington Heights. The removal of the surface railroad and the construction of the underground transit line will provide Arlington with an opportunity to develop a linear auto-free park, between 60- and 100-feet wide along the right-of-way from Thorndike Park in East Arlington to Hurd's Field at Arlington Heights. The transit station in Arlington Center will allow the town to develop the Center into a modern commercial area that has long been desired. The details on an Arlington Heights station, including its size and location, must still await the results of another study known as the Lexington Area Transportation Improvements Study.

We feel that the Red Line is the most significant issue presently confronting the town. It provides opportunities as well as liabilities. The position taken by the board and the department has been to demand a facility that maximizes the benefits to the town.

SPECIAL REVENUE SHARING

Arlington was one of the first communities in Massachusetts to apply for and receive approval from the department of housing and urban development on its application for Special Revenue Sharing. This year's entitlement of $141,000 was allocated to a land acquisition program, a study of social services needs, and a home improvement loan program for low- and moderate-income families. Town meeting approved the purchase of two parcels of land with the financial assistance of Special Revenue Sharing. The first is a three-acre parcel, known as the "Window on the Mystic Lake" and located between Mystic Street and the Upper Mystic Lake. The property is the last remaining open piece of land in Arlington adjacent to the lake. It will be used for conservation purposes. The second parcel is a piece of land adjacent to the high school. This land will be used to ultimately improve the land area surrounding the school.



Members of the Arlington Redevelopment Board. Seated L. to R.: Phillip J. McCarthy, Joseph F. Tulimieri, Stephen Pekich, and Edward Tsoi. Standing L. to R.: Alan McClennen, director of planning and community development department and Robert Sheehan.

In accordance with requests from the Citizens' Advisory Committee, the needs for certain social services in the town were analyzed. The first part of that study was completed in December and a booklet, "Arlington Information Directory: A Guide to Available Services, Community Agencies and Organizations", was published. The second part of the study was completed in January 1976 and presents human services needs from the perspective of the agencies in Arlington currently providing these services. These two studies were done by the staff of the department of human resources and were partially funded under Special Revenue Sharing. A third element consisted of the social services survey conducted by the citizens' involvement committee, the results of which were presented at a town-wide meeting in January 1976. The home improvement loan program is expected to begin late in 1976 and will combine the limited funds allocated to it in 1975 with 1976 funding. The program will be aimed at the rehabilitation of private residences owned by low- and moderate-income families which are in violation of the housing code.

DESIGN OR MODEL BLOCK

Following the adoption of the new zoning bylaw, we started regular monthly meetings with members from the Arlington Chamber of Commerce to coordinate efforts to upgrade the physical and visual aspects of Arlington business areas. Several vacancies and impending occupancies led the board to delineate one particular block between Medford and Alton Streets along Broadway as the so-called "Model Block". The firm Vision, Inc., was engaged to develop a design concept for the block including maintenance of the original facades and recommendations regarding color, awning and sign treatment for each store. The resulting work is to be used in clinics with each storeowner. The ultimate goal of this program is to recreate the visual

ATTACHMENT "E"

WARRANT ARTICLE 12 Special Permit Granting Authorities

This article was submitted by the Redevelopment Board. It proposes to formally adopt procedures that have been in effect since 1976. Prior to that time, all special permits were acted upon by the Zoning Board of Appeals. In 1976, the Redevelopment Board was given the responsibility for acting on special permits that were subject to environmental design review. The bylaw does not always make the appropriate reference to the two boards. Article 12 makes all the references consistent.

During the ensuing fourteen years, the Building Inspector and the Redevelopment Board have also agreed that a number of other types of special permits should be acted upon by the Redevelopment Board when it is hearing an environmental design review case. This warrant article proposes to amend the Bylaw to formalize that procedure.

An additional reference was discovered since the printing of the warrant. We recommend that it also be changed. The additional change is in Section 9.06 and the text is shaded in the vote below. A comma has been added to correct the punctuation in the phrase ", or in cases subject to Section 11.06, the ARB."

In accordance with Massachusetts General Laws Chapter 40A and the Arlington Zoning Bylaw, a public hearing on articles which amend the Zoning Bylaw was held by the Arlington Redevelopment Board on March 11, 1991. No comments were received from the public concerning this article.

VOTE ON THE ARTICLE

VOTED: That the Town vote to amend the Zoning Bylaw in the following ways,

in Article 2, Definitions, Section 2.01, insert the following definition immediately following the definition of "Special Permit" and immediately before the definition of "Story",

"Special Permit Granting Authority:
The Zoning Board of Appeals, or in the case of a special permit which qualifies for Environmental Design Review under Section 11.06 of the Zoning Bylaw, the Arlington Redevelopment Board.",

and in Article 6, Section 6.03,a in the second sentence by inserting immediately after the words "The ZBA," the words ", or in cases subject to Section 11.06, the ARB,",

and in Article 6, Section 6.05,b by deleting the words "Board of Appeals" and inserting in place thereof the words, "ZBA, or in cases subject to Section 11.06, the ARB",

and in Article 6, Section 6.12,d by inserting immediately after the words "The ZBA" the words ", or in cases subject to Section 11.06, the ARB",

and in Article 6, Section 6.29 in the first sentence by inserting immediately after the words "The ZBA" the words ", or in cases subject to Section 11.06, the ARB",

and in Article 7, Section 7.09 in the first sentence by inserting immediately after the words "The ZBA" the words ", or in cases subject to Section 11.06, the ARB", and in the second sentence by deleting the words "Board of Appeals" and inserting in place thereof the words, "ZBA or ARB as appropriate", and in the second paragraph by adding at the end of the last sentence, before the period, the words, ", and if subject to ARB approval, the ARB shall not act until it receives comment from the Department of Planning and Community Development",

and in Article 8, Section 8.05 by inserting immediately after the words "The ZBA" the words ", or in cases subject to Section 11.06, the ARB",

and in Article 8, Section 8.06 in the first sentence by inserting immediately after the words "The ZBA" the words ", or in cases subject to Section 11.06, the ARB",

and in Article 8, Section 8.11 by inserting immediately after the words "The ZBA" the words ", or in cases subject to Section 11.06, the ARB",

and in Article 8, Section 8.12,n by inserting immediately after the words "The ZBA" the words ", or in cases subject to Section 11.06, the ARB",

and in Article 9, Section 9.06 a. by inserting immediately after the words "The ZBA" the words ", or in cases subject to Section 11.06, the ARB",

and in Article 10, Section 10.11,c in the first sentence by inserting immediately after the words "In order that the ZBA" the words ", or in cases subject to Section 11.06, the ARB", and immediately after the words, "in duplicate to the ZBA" by inserting the words, ", or the ARB as appropriate,",

and in Article 11, Section 11.03 by deleting the words, "Zoning Board of Appeals" and inserting in place thereof the words, "ZBA",

Article 13 **Concerning Bed and Breakfasts**

To see if the Town will vote to amend the Zoning Bylaw in the following ways,

In Article 5, Section 5.04, Table of Use Regulations, by adding the following uses immediately following use 1.10,

"1.11
Conversion of one or two family dwelling to licensed bed and breakfast

R0	R1	R2	R3	R4	R5	R6	R7	B1	B2
SP	SP	SP	SP	SP	SP	SP	SP	SP	SP

B3	B4	B5	H	PUD	I	T
SP	SP	SP				

1.12
Conversion of one or two family dwelling to licensed bed and breakfast home

R0	R1	R2	R3	R4	R5	R6	R7	B1	B2
SP	SP	SP	SP	SP	SP	SP	SP	SP	SP

B3	B4	B5	H	PUD	I	T
SP	SP	SP				

and in Article 2, Definitions, immediately after the definition of Basement,

"Bed and Breakfast:
A dwelling in which lodging units are rented and breakfast is served to the people occupying the lodging units, and which has a resident owner or manager.

Bed and Breakfast Home:
A bed and breakfast occupied and operated by the owner and in which no more than three lodging units are available for rent.",

and in Article 2, Definitions, in the definition of Lodging Unit, in the second sentence, immediately after the words "boarding houses," by adding the words "bed and breakfasts, bed and breakfast homes,",

and in Article 2, Definitions, in the definition of Dwelling, in the second sentence, immediately after the words "lodging house," by adding the words "bed and breakfasts, bed and breakfast homes,",

and in Article 8, Off Street Parking and Loading Regulations, in the Table of Off-Street Parking Regulations, in the third listing under the category, "use", by adding immediately after the words "lodging house," the words, "bed and breakfast, bed and breakfast home,",

and in Article 11, Section 11.06,b,(d) by adding immediately after the words "Lodging house" the words ", bed and breakfast, bed and breakfast home,",

and in Article 7, by adding immediately before Section 7.06, a section as follows:

"Section 7.05a - Signs for Bed and Breakfasts

A bed and breakfast or a bed and breakfast home in any zoning district may have not more than one permanent, unlighted sign, not to exceed four square feet in area, and if a ground sign, it must be set back not less than half the depth of the front yard.",
or take any other action thereon.
(Inserted at the Request of the Redevelopment Board)

ATTACHMENT "F"

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ARLINGTON REDEVELOPMENT BOARD

Arlington, Massachusetts
Middlesex, ss

DOCKET NO. **3386**

REQUEST FOR SPECIAL PERMIT
Subject to
ENVIRONMENTAL DESIGN REVIEW

Applicant **WOOD PARTNERS 30-50 MILL STREET**

Date of Hearing 8/23, 9/13, 9/27, 10/4, 10/25, 11/8, 11/22, 12/6/10

Date of Decision Dec. 13, 2010

Date of Filing _____

Members

Approved	Opposed
Christian R. Klein	
[signature]	
Andrew P. Bunnell	
Roland C. Chagnon	
Edward Tsoi	

Corinne M. Lamiville
Town Clerk's Certification

TOWN OF ARLINGTON
MASSACHUSETTS 02476
781 - 316 - 3090

DEPARTMENT OF PLANNING and
COMMUNITY DEVELOPMENT

DECISION OF THE BOARD

EDR Docket #3386, 30-50 Mill Street
December 13, 2010

This decision applies to the special permit application by WP East Development Enterprises, LLC, which seeks a special permit subject to Environmental Design Review (EDR) to construct a 116 unit, multi-story, apartment building and a 1 story retail or office building and kiosk at 30-50 Mill Street. The site was the headquarters of Brigham's Ice Cream from 1968 to 2008. The applicant would demolish the existing buildings and construct a podium-style building above at-grade parking, associated utilities, compensatory flood storage mitigation, and drainage improvements.

The application filed petitions for various forms of relief to construct the above-referenced buildings and improvements with the Conservation Commission, the Arlington Redevelopment Board (hereinafter referred to as the "ARB", the "Redevelopment Board" or, simply, the "Board") and the Zoning Board of Appeals in March, 2010. Town staff convened a Development Review Team meeting with the applicant on April 6, 2010. A site visit with the developer and members of the Redevelopment Board and Zoning Board of Appeals was held in May, 2010. The Conservation Commission will issue its order of conditions after the other boards have issued their Decisions, consistent with the Massachusetts Wetlands Protection Act and the wetlands bylaw of the Town of Arlington. The Zoning Board of Appeals granted a variance for frontage and a height variance on July 6, 2010. The Redevelopment Board opened and continued the EDR Special Permit hearing by agreement with the applicant on April 12, 2010, to allow time for the Zoning Board of Appeals to render its decision (which occurred on August 20, 2010), since the effect of that decision would impact the plans subject to Environmental Design Review. The Board then continued the hearing and took testimony on August 23, 2010, September 13, 2010, September 27, 2010, October 4, 2010, October 25, 2010, November 8, 2010, and November 22, 2010.

The 3.87 acre site is bounded by the Minuteman Bikeway to the north, Arlington High School to the west, the Mill Brook and 22 Mill Street Office condominium building to the south, and Shattuck's Hardware and Mill Street to the east. The site is in a depression approximately 22' below the bike path, and much of the site is in the flood plain. For this reason, the main structure would be built on piers above at-grade parking.

Materials considered by the Board in rendering this Decision:
March 5, 2010 Memorandum from the Arlington Bicycle Advisory Committee to the ARB et al
March 15, 2010 Allen & Major Environmental Design Review Special Permit Application
April 2010 MS Transportation Systems/New England Engineering Group Traffic Impact Access Study
May 25, 2010 memorandum from Jeffrey Maxtutis, Transportation Advisory Committee Working Group to Arlington Redevelopment Board
June 16, 2010 Revision 1, Allen & Major Operations & Maintenance Plan

June 16, 2010 Revision 1, Allen & Major Drainage Report
July 15, 2010 Director's Report from Carol Kowalski to the Arlington Redevelopment Board
July 20, 2010 Letter from Ann LeRoyer to Carol Kowalski regarding the Brigham's site development
July 21, 2010 Memorandum from Kurt Kelly, Arlington DPW to Town Engineer Michael Rademacher re. drainage
Allen & Major 30-50 Mill Street 8-17-10
Proposed Color Presentation Plan CPP-1
Proposed Landscape Plan C-6a, Parking Area Landscape Exhibit EXH-1
Open Space-Landscaped Exhibit EXH-2
Memorandum from Cube 3 to Redevelopment Board August 18, 2010 re. Floor Area Ratio Calculations
Open Space-Usable Exhibit EXH-3
Shattuck Ace Hardware Store Parking Exhibit EXH-4
Memorandum from WP East Development Enterprises LLC August 18, 2010
Letter August 18, 2010 from Allen & Major to Rick Dickason re. access drive over the Mill Brook
August 18, 2010 WP East Development Enterprises, Transportation Demand Management Plan
Letter August 23, 2010 from William Scully, P.E., New England Engineering Group to Christopher Loreti
September 3, 2010 memorandum from Joey Glushko to Carol Kowalski re. Useable Open Space
Allen & Major 30-50 Mill Street September 7, 2010:
Proposed Color Presentation Plan CPP-1
Open Space-Landscaped Exhibit 9-8-10
Revised Zoning Takeoffs, EXH-2,
Open Space-Useable Exhibit, 9-8-10
Revised Zoning Takeoffs EXH-3, Cube 3, Retail First Floor Plan A1-101, 9-8-10
Cube 3, Exterior Building Elevations, A1-201, 9-8-10
Cube 3, Exterior Building Elevations, A1-202, 9-8-10
Cube 3 Parking Level Gross Square Footage Diagram, 9-13-10
Cube 3 First Floor Gross Square Footage Diagram, 9-13-10
Cube 3 Typical Floor Gross Square Footage Diagram, 9-13-10
Cube 3 Loft Floor Gross Square Footage Diagram, 9-13-10
September 13, 2010 Memorandum from Kurt Kelley, Arlington DPW to Town Engineer Michael Rademacher re. dewatering and stormwater
September 2010 revised MS Transportation Systems/New England Engineering Group Traffic Impact Access Study
September 12, 2010 email from Patricia Worden to Carol Kowalski
September 20, 2010 letter, exhibits, and photos, Michael Fitzpatrick, DMD, 22 Mill Street
September 23, 2010 Director's Report from Carol Kowalski to the Arlington Redevelopment Board
September 27, 2010 Allen & Major JS-1 Jason Street Mass Ave intersection plan
September 27, 2010 letter from 22 Mill Street Condominium Association to Arlington Redevelopment Board
October 20, 2010 Allen & Major Revision 2, (ABB-1, EX-1, C-1, C-2, C-3. C-4, C-5, C-6A, C-6B, C-7, C-8, D-1, D-2, D-3, D-4, D-5, D-6, D-7, D-8, A-100, A-101, A-102, A-103, A-104, A-105, A-081)
October 21, 2010 memorandum from Carol Kowalski, Director of Planning to Joseph Curro, Chairman, School Committee,

October 22, 2010 memorandum from Arlington Transportation Advisory Committee Working Group to Arlington Redevelopment Board
October 25, 2010 Design and LEED update slide presentation
October 25, 2010 Parking and Unit Mix table, Laura Wiener
October 27, 2010 Allen & Major Revision 3 (ABB-1, EX-1, C-1, C-2, C-3. C-4, C-5, C-6A, C-6B, C-7, C-8, D-1, D-2, D-3, D-4, D-5, D-6, D-7, D-8, A-081, A-100, A-101, A-102, A-103, A-104, A-105, A-201, A-202, A-301, A-302)
October 28, 2010 revisions to Allen & Major CPP-1, EXH-1, EXH-2, EXH-3, EX-5
October 28, 2010 letter from Joseph Curro, Chairman, Arlington School Committee to Carol Kowalski
November 3, 2010 memorandum from WP East Development Enterprises LLC to Arlington Redevelopment Board re. updated plans reflecting changes requested by the Board
November 8, 2010 Memorandum from Cube 3 Studio to Arlington Redevelopment Board re. revised Floor Area Ratios with revised Gross Square Footage Diagrams and Elevations
November 8, 2010 Cube 3 Studio Proposed Materials sheet
November 11, 2010 Allen & Major EXH-6, sample paving types sheet
Architectural Area Lighting cut sheet stamped received November 17, 2010
November 17, 2010 Allen & Major Revision 4 (ABB-1, EX-1, C-1, C-2, C-3. C-4, C-5, C-6A, C-6B, C-7, C-8, D-1, D-2, D-3, D-4, D-5, D-6, D-7, D-8, A-081, A-100, A-101, A-102, A-103, A-104, A-105, A-201, A-202, A-210, A-301, A-302, A1-101, A1-201)
November 21, 2010 Memorandum from Arlington Transportation Advisory Committee to Arlington Redevelopment Board
November 22, 2010 Memorandum from Chief Robert Jefferson
2004 lease between Brigham's and 22 Mill Street for parking on the Brigham's premises

FINDINGS OF THE BOARD

Section 10.11a-1 The uses requested are listed in the Table of Use Regulations as a Special Permit use in the district for which application is made or is so designated elsewhere in this Bylaw.

The applicant originally proposed an apartment building and a retail use. The apartment use, which is Use 1.05 in Section 5.04 Table of Use Regulations, requires a special permit, as does the retail building of 3,500 square feet, Use 6.16 in Section 5.04 Table of Use Regulations. The applicant subsequently requested permission for professional/medical offices at the site as well as limited parking on the site by employees of the 22 Mill Street office condominium. The proposed professional/medical office use is listed in the table of Use Regulations as Use 6.20 in Section 5.04. The proposed parking by the 22 Mill Street office condominium, which is Use 5.06 in Section 5.04 Table of Use Regulations, also requires a special permit.

The applicant has designed the development to acknowledge and incorporate the bikepath and bikepath users. To this end, the developer and the Board agree that both the kiosk and the retail building will reflect this intentional association with the bikepath to distinguish this development as a unique place. The developer and Board agree, as set out in Special Condition 10 hereinbelow, that certain uses shall be allowed without reopening the special permit and certain uses shall not be allowed absent reopening the special permit and the approval of the Board.

The Board finds that Standard 10.11a-1 of the bylaw has been met.

Section 10.11a-2 The requested use is essential or desirable to the public convenience or welfare.

A range of uses are allowed at this site under the Arlington Zoning Bylaw. The Koff Associates' Development Sites Assessment undertaken for the Town in 2009, as part of the Commercial Development study, contemplated the former Brigham's site and concluded that residential development was the most likely potential use for the site. Lack of highway and subway access make it undesirable for office use or big box retail. Furthermore, the lack of tourist demand, universities, or large employers nearby limits the demand for hotel use, according to the Koff Study. The ABC Study by City Design Collaborative in 1995 recommended a rezoning from Industrial to Business 5 in order to expand the Arlington Center commercial district to include the Brigham's Site. The site was subsequently re-zoned to B2A, which allows for residential development.

The 2004 Housing Strategy Plan recommended that under-utilized sites be inventoried to identify opportunities to expand affordable housing. As detailed in Special Condition 9, the proposed residential use will produce 17 affordable rental apartments under Arlington's inclusionary zoning bylaw at Section 11.08, which is desirable.

The proposed retail or office use on the site is important in reinforcing the retail presence of Shattuck's Hardware Store on Mill Street. The retail use also encourages a mixed-use (residential mixed with retail) approach that many in the Arlington community see as favorable. The possible medical office use would complement the successful medical office use at 22 Mill Street.

Affordable housing, and siting housing near the bikepath to reduce vehicle trips are both desirable. The Board finds this standard is met.

Section 10.11a-3 The requested use will not create undue traffic congestion, or unduly impair pedestrian safety.

The applicant submitted a traffic impact and access study prepared by MS Transportation Systems/New England Engineering Group. As provided in Special Condition 3, it is proposed that vehicles will enter and exit the site from Mill Brook Drive, via an easement across the culvert owned by the 22 Mill Street office condominium, and the driveway connecting the site to Mill Street is proposed to be one-way, egress-only to Mill Street.

The Arlington Transportation Advisory Committee (TAC) reviewed the study and prepared a memorandum to the Board dated May 25, 2010. TAC met with Bill Scully, P.E. from New England Engineering Group on September 7, 2010. TAC requested an updated traffic impact study addressing issues that TAC had identified, and requesting that the developer propose offsite mitigation. As set out in Special Condition 4, the proposed mitigation includes a flashing warning beacon at the intersection of the bikepath and Mill Street activated by sensing the presence of pedestrians or bicycles on the bikeway. Additional mitigation proposed includes two signs instructing drivers not to block the intersections of Mill Brook Drive and the access drive with Mill Street, as set out in Special Condition 3.

The former use of the site as offices, a manufacturing plant and restaurant, which were open from early morning until late evening, caused continuous short traffic trips to and from the site throughout the day. The number of trips generated by a residential use of the site versus its former use will decrease. The traffic impact report and the traffic simulation prepared by New England

Engineering Group found that future operating conditions of the study area intersections would not change significantly.

The Board finds based upon the evidence presented that the proposed development will not create undue traffic congestion or unduly impair pedestrian safety. The Board finds that this standard has been met.

Section 10.11a-4 The requested use will not overload any public water, drainage or sewer system or any other municipal system to such an extent that the requested use or any developed use in the immediate area or in any other area of the Town will be unduly subjected to hazards affecting health, safety, or the general welfare.
The Town Engineer has reviewed the drainage plans for the proposed development. The Town Engineer also asked the developer to undertake water flow tests and pressure tests and to do flow calculations. Together, the Town Engineer's memoranda of July 21, 2010, and September 13, 2010, and the applicant's drainage study establish that there is sufficient capacity in the Town's water and sewer system, and that stormwater management plans are acceptable.

Further, the information provided by the applicant's engineers indicates that the impact of the proposed project on the public water and sewer system will actually be less than the prior uses at the site.

The Board finds this standard has been met.

Section 10.11a-5 Any special regulations for the use, set forth in Article 11 are fulfilled.
The special regulations in Article 11 applicable to the development are 11.05, Inland Wetland District, 11.06, Environmental Design Review, and 11.08, Affordable Housing Requirements.

The Zoning Board of Appeals heard testimony on the application for a special permit under 11.05, Inland Wetland District and granted the permit based upon the plans presented at the time. The Zoning Board of Appeals will be asked by the developer to revise its decision, taking into consideration the change to the building footprint that was made by the developer during Environmental Design Review.
The developer has agreed to comply with Section 11.08, Affordable Housing Requirements, as set out in Special Condition 8.
The Board finds that this standard is met with respect to Sections 11.05 and 11.08 of the Bylaw.
The Environmental Design Review standards of Section 11.06 are evaluated below.

EDR-1 Preservation of Landscape: The landscape shall be preserved in its natural state insofar as practicable, by minimizing tree and soil removal and any grade changes shall be in keeping with the general appearance of neighboring developed areas.
The current site is covered almost entirely by building or paving. Paving is proposed to be reduced by approximately.75 acre. The proposed development will retain the existing trees between the lot and the bike path on the north side, eight existing trees will be maintained along the west/southwest edge of the lot, and two existing trees in the southeast corner will be retained. The grade changes steeply behind Shattuck's hardware store, and will be re-graded. Re-grading in the southwest corner will create a storm water control area to the north and introduce significantly more landscaping, as well as some landscaped areas within the parking lot.

As set out in Special Conditions 13 and 14, the developer proposes to remove asphalt paving that extends from the former Brigham's parking lot into the Town-owned pocket park near the Mill Brook, and to replace light fixture heads and benches at the Town-owned park near the Mill Brook. The Town will have responsibility for the maintenance of the pocket park upon completion of the park improvements by the applicant.

Parking landscaping meets 8.12b(5) of the bylaw by extending landscaped area into the parking area.

The Board finds this standard has been met.

EDR-2 Relation of the Building to the Environment: **Proposed development shall be related harmoniously to the terrain and to the use, scale and architecture of the existing buildings in the vicinity that have functional or visible relationship to the proposed buildings. The Arlington Redevelopment Board may require a modification in massing so as to reduce the effect of shadows on the abutting property in an R-1 or R-2 district or on public open space.** The applicant proposes a single multi-story building (original plan called for four stories above a parking story) and a single story retail/office building. The slope of the property and siting of the proposed footprint on the plans give the effect of the building receding from view into the site, except for the upper stories and the roof. From Mill Street, the parking level will not be visible due to a 13' grade drop. Four levels above one parking podium were mitigated by a flat roof and step-downs to three stories above the parking in some areas. The building will appear to rise only 46' 7" as viewed from Mill Street, and at a distance of 120' from the Mill Street sidewalk. The revised, final plans reduce the visual impact of the building mass from the High School, Mill Street, the Minuteman Bikeway, and Mill Brook Drive. The proposed building is set back a minimum of 42" from the bikepath, whereas the existing structure actually encroaches into the right-of-way for the bikepath.

The multi-story apartment building will be of distinctly different architecture than the adjacent brick former mill buildings, and would be clad in lap siding and fiber cement panel as well as a stucco finish in some areas at the parking level. This differs from the brick finish material of most of the prominent buildings on both sides of Mill Street to the east, 22 Mill Street bounding the south, and Arlington High School at a distance to the west. This difference in proposed finish materials is appropriate, and will distinguish the project's construction from the historic brick former mill structures and the high school. The flat and varied rooflines and cornices break up the mass of the building. Deep relief and heavy profile in architectural detail also help to relieve the effect of the massing. Further, the proposed project will generally cast less shadow on the abutting properties and on the Minuteman Bikeway than the existing building. The applicant produced a shadow study depicting the shading effect on the Bikeway at 9:00 am, 12:00 pm and 3:00 pm in July and January. Because the buildings proposed are substantially set back from the Bikeway, the net shadowing effect on the Bikeway is reduced.

The proposed retail/office building is an acceptable use near the bikepath and Shattuck's hardware store.

The Board finds this standard has been met.

EDR-3 Open Space: **All open space (landscaped and usable) shall be so designed as to add to the visual amenities of the vicinity by maximizing its visibility for persons passing by the site**

or overlooking it from nearby properties. The location and configuration of usable open space shall be so designed as to encourage social interaction, maximize its utility and facilitate maintenance.
Currently there is no existing usable open space on the site, as none was required for the former uses. As set out in Special Condition 11, the proposal creates a publically-accessible landscaped open space of roughly 700 square feet near the bike path and retail store, linked by a publically accessible walking path through the site to the Town-owned pocket park adjacent to the Mill Brook. The applicant proposes to improve the Town-owned park, for which the School Committee has granted permission. Publicly-accessible open space is not required, but is certainly desirable in this location near the Mill Brook, the High School, and adjacent to the bikepath.

An amount equivalent to 10% of the Gross Floor Area is required for landscaped usable open space. An area equivalent to 61% of the GFA is proposed. As such, the open space provided exceeds the requirement. The Board finds this standard met.

<u>EDR-4 Circulation:</u> **With respect to vehicular and pedestrian and bicycle circulation, including entrances, ramps, walkways, drives, and parking, special attention shall be given to location and number of access points to the public streets (especially in relation to existing traffic controls and mass transit facilities), width of interior drives and access points, general interior circulation, separation of pedestrian and vehicular traffic, access to community facilities, and arrangement of vehicle parking and bicycle parking areas, including bicycle parking spaces required by Section 8.13 that are safe and convenient and, insofar as practicable, do not detract from the use and enjoyment of proposed buildings and structures and the neighboring properties.**
The Arlington Transportation Advisory Committee acted, at the Board's request, as a peer-reviewer of the developer's Traffic Impact and Access Study.

The applicant proposes one-way use for the drive-way off Mill Street. This drive will be "egress-only" as set out in Special Condition 3. An agreement between the developer and the 22 Mill Street owners on the future repair and maintenance of the culvert bridge as set out in Special Condition 22 will address future aesthetic and structural concerns. As set out in Special Conditions 2, 3, 4, 5, 6 and 23, the applicant proposes to mitigate traffic impacts as follows: (1) signage at the intersection of Massachusetts Avenue, Mill Street and Jason Street; (2) signage at the intersection of Mill Brook Drive and the access drive with Mill Street; (3) a flashing beacon at the intersection of Mill Street and the bikepath; (4) pedestrian warning mitigation at the sidewalk intersecting the site drive exit; and (5) provision of an "opticom" at the traffic signal of Mill Street and Summer Street for control by emergency vehicles. The Board finds this standard has been met.

<u>EDR-5 Surface Water Drainage:</u> **Special attention shall be given to proper site surface drainage so that removal of surface waters will not adversely affect neighboring properties or the public storm drainage system. Available Best Management Practices for the site should be employed, and include site planning to minimize impervious surface and reduce clearing and re-grading. Best Management Practices may include erosion control and stormwater treatment by means of swales, filters, plantings, roof gardens, native vegetation, and leaching catchbasins. Stormwater should be treated at least minimally on the development site; that which cannot be handled on site shall be removed from all roofs, canopies, paved and pooling areas and carried away in an underground drainage system. Surface water in all paved areas shall be collected in intervals so that it will not obstruct the flow of vehicular or pedestrian traffic and will not create puddles in the paved areas.**

In accordance with Section 10.11,b, the Board may require from any applicant, after consultation with the Director of Public Works, security satisfactory to the Board to insure the maintenance of all stormwater facilities such as catch basins, leaching catch basins, detention basins, swales, etc. within the site. The Board may use funds provided by such security to conduct maintenance that the applicant fails to do.

The Board may adjust in its sole discretion the amount and type of financial security such that it is satisfied that the amount is sufficient to provide for any future maintenance needs. The Town Engineer reports that he accepts the developer's information provided showing that there is sufficient capacity in the Town's water and sewer system. The Town Engineer's memoranda accept both stormwater management plans, and finds that the plans provide for sufficient water and sewer capacity. The Board agrees to require financial security as described in Special Condition 25.

The Board finds this standard has been met.

<u>EDR-6 Utilities Service:</u> **Electric, telephone, cable, TV, and other such lines of equipment shall be underground. The proposed method of sanitary sewage disposal and solid waste disposal from all buildings shall be indicated.**
Gas and water lines are indicated on the plan. Electricity, telephone and data transmission lines are proposed to be overhead through the driveway from Mill Street, and then underground from the existing service terminus. The placement of utilities is subject to the final approval of the utility providers. Any deviation from the approved plans shall be submitted to the Board. A trash compacter serving the residential building is proposed under the building within the podium parking area.

The Board finds this standard has been met.

<u>EDR-7 Advertising Features:</u> **The size, location, design, color, texture, lighting and materials of all permanent signs and outdoor advertising structures or features shall not detract from the use and enjoyment of proposed buildings and structures and the surrounding properties.**
The developer did not apply for sign approval with this application. Sign details are subject to a Board review and approval of location, number, size, placement and lighting of future proposed signage, approval of which shall be considered by the Board as a future amendment to this permit at a duly advertised and noticed public hearing, as set out in Special Conditions 18 and 19. Subject to such future application and Board approval, the Board finds this standard has been met.

<u>EDR-8 Special Features:</u> **Exposed storage areas, exposed machinery installations, service areas, truck loading areas, utility buildings and structures, and similar accessory areas and structures shall be subject to such setbacks, screen plantings or other screening methods as shall reasonably be required to prevent their being incongruous with the existing or contemplated environment and the surrounding properties.**
The plans submitted include the location of trash disposal, truck loading area and rooftop HVAC units and provide for appropriate screening. Final approval of these features to demonstrate consistency with the plans reviewed and approved during the hearings shall be made by the Board upon review of the detail drawings at 100% of design, including details of screening of special features and landscaping details. The Board finds this standard is met.

EDR-9 Safety: **With respect to personal safety, all open and enclosed spaces shall be designed to facilitate building evacuation and maximize accessibility by fire, police and other emergency personnel and equipment. Insofar as practicable, all exterior spaces and interior public and semi-public spaces shall be so designed to minimize the fear and probability of personal harm or injury by increasing the potential surveillance by neighboring residents and passersby of any accident or attempted criminal act.**
The proponent has reported that the Fire Chief is now satisfied with the plans, and will provide a letter to the Board.

Snow that can be accommodated on site shall be placed in the areas designated by the Conservation Commission. Snow that cannot be accommodated in these areas on site shall be removed off site. Hydrants are shown on the plan and were located in consultation with the Fire Chief.
The publically accessible path from the bikeway to the site will be illuminated at night for safety. The Board finds this standard has been met.

EDR-10 Heritage: **With respect to Arlington's heritage, removal or disruption of historic, traditional, or significant uses, structures or architectural elements shall be minimized insofar as practical whether these exist on the site or on adjacent properties.**
The Brigham's manufacturing buildings are not on the Town's inventory of historically significant buildings; they are not subject to the demolition delay bylaw. The building's close proximity to the railroad was intentional for ease of loading freight and delivery of goods to and from the site. As this functional relationship between the building and the railroad has long been abandoned, it is appropriate to provide separation and greater distance between the new use as residential apartments and the contemporary use of the rail-bed as a bikepath.

There are no architecturally significant features of the existing buildings that are necessary or desirable to preserve or reflect in the architecture of the new building.

The properties at 6 Mill Street and 29 Mill Street are listed in the inventory of historic properties. The proposed development will not be visible to the public from 6 Mill Street. The apartment building at 17 Mill Street was constructed in 1982. The altered ca. 1880 Victorian at 29 Mill Street is noted in the Arlington Historical Commission 1976 publication, "Mill Brook Valley: A Historical and Architectural Survey". The proposed development will not disrupt or affect the remaining historic features evident in the 29 Mill Street structure.

The Board finds this standard is met.

EDR-11 Microclimate: **With respect to the localized climatic characteristics of a given area, any development which proposes new structures, new hard surface, ground coverage or the installation of machinery which emits heat, vapor or fumes shall endeavor to minimize insofar as practicable, any adverse impacts on light, air and water resources or on noise and temperature levels of the immediate environment.**
The proposed development will reduce the amount of impermeable surface on the site, thereby reducing the heat-island effect. The HVAC equipment is to be located on the roof of the residential building and is expected to emit about 76 decibels. Mounted at the roof height of approximately 60 feet, this decibel level will be further reduced. The site is relatively large and the equipment will be roof-mounted so heat, vapor, or fumes will not be detectable. As set out in Special Condition 15, no equipment mounted on the roof of any building on the site is proposed

to extend beyond the eaves or be visible from the public view. The developer will include details of screening of rooftop equipment at the Board's 50% review.

The Board finds this standard is met.

EDR-12 Sustainable Building and Site Design: Projects are encouraged to incorporate best practices related to sustainable sites, water efficiency, energy and atmosphere, materials and resources, and indoor environmental quality. Applicants must submit a current Green Building Council Leadership in Energy and Environmental Design (LEED) checklist, appropriate to the type of development, annotated with narrative description that indicates how the LEED performance objectives will be incorporated into the project.
The applicant submitted a LEED for Homes Checklist.

Sustainable sites.
The subject property is an excellent site for redevelopment. The existing site is already fully developed, and its redevelopment will include removing paved surface and replacing some of it with pervious, landscaped areas. The existing site has sewer and utility service already available.

The existing site is well located, near basic services, including the Town Hall, Library, Senior Center, public schools, and restaurants and shops, including a food market, hardware store, pharmacy, and medical offices. It has excellent access to public transportation, with bus access to the MBTA Red Line at Alewife and Harvard Stations. It abuts the Minuteman Bikeway, which also provides access to the Red Line at Alewife Station, as well as other locations in Arlington and Lexington, for pedestrians and bike riders.

Because of its excellent access to pedestrian, bicycle and public transit facilities, this is a good location for Transportation Demand Management practices, and the applicant has submitted a Transportation Demand Management Plan that satisfies the Transportation Advisory Committee, as set out in Special Condition 7. The proposed shared parking arrangement with 22 Mill Street condominiums and the proposed bicycle amenities for tenants and the public also satisfy this standard.

Water efficiency.
Drainage and flood storage will be improved over the existing conditions on the site. The developer has proposed water efficiency strategies including water saving devices within the units, and native plant species for landscaping to reduce need for irrigation.

Energy and Atmosphere.
The applicant has stated that it will build into the development measures that will use less energy for heating and cooling, such as insulation and high efficiency HVAC systems, and energy star rated appliances. Applicant will meet the Town's new Building Stretch Code.
Materials and Resources.
The applicant will make efforts to use materials efficiently and reduce construction waste diverted to landfills.

Indoor Environmental Quality.
The applicant has taken some measures to ensure environmental quality, such as providing fans for fresh air and isolation of the garage from interior spaces.

The developer agrees to employ full cut-off, fully shielded exterior site and building lighting to prevent light pollution, off-site light trespass and glare, as set out in Special Condition 16.

The Board finds this is standard met.

Section 10.11a-6 The requested use will not impair the integrity or character of the district or adjoining districts, nor be detrimental to the health, morals, or welfare.
The requested uses, multi-family residential and retail or professional offices, exist in the district and will not alter the integrity or character of the district. Activity from the neighboring Arlington High School campus and Minuteman Bikeway will exert a pronounced public-oriented influence on the experience of living in this residence. This is reflected by the proposed allowance for public access across the site from the pavilion park in the northeast corner of the site, adjacent to the bikeway at the proposed kiosk, to the pocket park, as set out in Special Condition 11, and in the design of the parking to include bicycle parking. The Board finds this standard has been met.

Section 10.11a-7 The requested use will not, by its addition to a neighborhood, cause an excess of that particular use that could be detrimental to the character of said neighborhood.
The proposed residential and retail/office uses will not create an excess of either to the detriment of the neighborhood. The new residents and employees will support area retail on Mill Street, Summer Street and Massachusetts Avenue. The Board finds this standard is met.

DECISION

The Board finds that the proposal is an appropriate re-use of the property, and grants the following special permits, subject to the following general and special conditions:
Special permit for Use 1.05 Apartment House from the Table of Use Regulations (section 5.04 of the Zoning Bylaw);
Special permit for Use 5.06 Commercial off-street parking, Table of Use Regulations;
Special permit for retail Use 6.16 Retail, Table of Use Regulations;
Special Permit for Use 6.20 Office, Table of Use Regulations.

General Conditions

1. The final plans and specifications for the site, including all buildings, signs, exterior lighting, and landscaping shall be subject to the approval of the Arlington Redevelopment Board for consistency with the plans reviewed and approved during the hearings. The Board shall maintain its jurisdiction over plans and specifications by approving them at 100% of completion. At the time of submission of the 50% drawings, the Applicant shall submit for approval:
 a. Samples of exterior materials proposed for the building, including colors, and other features that comprise the details of the final design
 b. Exterior Lighting Plan
 c. Landscaping Plan, including details on size and species of plantings
 d. Details of screening of rooftop equipment
 e. Wayfinding and other signage for the residential, office and retail uses.

2. The final plans and specifications approved by the Board for this permit shall be the final plans and specifications submitted to the Building Inspector of the Town of Arlington in connection

with this application for building permits. There shall be no substantial or material deviation during construction from the approved plans and specifications without the express written approval of the Arlington Redevelopment Board.

3. Snow removal from all parts of the site, as well as from any abutting public sidewalks, shall be the responsibility of the owner or occupant and shall be accomplished in accordance with the Town bylaws.

4. All exterior trash and storage areas on the property shall be properly and continuously screened and maintained in accordance with the Bylaws of the Town of Arlington.

5. Trash shall be picked up only on weekdays and only between the hours of 7:00 am and 6:00 pm, Monday through Friday.

6. No final or permanent Certificate of Occupancy shall issue on this project until the project is completed in its final form and approved by the Redevelopment Board as being in compliance with the final plans and specifications, including the landscape plan, except as provided in special condition 22. If the improvements referenced in Special Conditions 3, 4, 5 and 6 remain incomplete as provided in special condition 22 below, a temporary certificate of occupancy shall be issued for this project.

7. The Building Inspector is hereby notified that he is to monitor the site and should proceed with appropriate enforcement procedures at any time he determines that violations are present. The Inspector of Buildings shall proceed under Section 10.09 of the Zoning Bylaw, pursuant to the provisions of Massachusetts General Laws, Chapter 40A Section 21D, and institute non-criminal complaints. If necessary, the Inspector of Buildings may institute appropriate criminal action also in accordance with Section 10.09.

8. Subsequent to the end of all applicable appeal periods and prior to the issuance of a Building Permit, the Applicant shall record this Decision in the Middlesex County South District Registry of Deeds and shall provide the Board, and the Building Inspector with a copy of this Decision endorsed with the applicable recording information.

9. The Board maintains continuing jurisdiction over this permit, and may, after a duly advertised public hearing, attach other conditions, including but not limited to, reasonably restricting the retail opening hours, or it may modify these conditions as it deems reasonably appropriate to protect the public interest and welfare.

Special Conditions

1. The required number of parking spaces is 142. The total number of spaces is limited to 173, and 12 spaces shall be dedicated to the retail/office building. This Decision grants approval for up to 23 spaces to be leased to the owners of 22 Mill Street for their exclusive use by employees, provided that the owners of 22 Mill Street agree to (1) remove the two paved-over spaces at the northwest corner of the 22 Mill Street parking deck and install or restore the landscaping shown on the approved final plan for the 22 Mill Street Special Permit, (2) restore its on-site loading space and (3) shield or move its dumpsters. The spaces are to be marked or assigned for use only by employees of 22 Mill Street.

2. Not more than one parking space shall be included with the rent for any single unit.

3. The access driveway on Mill Street shall be one-way egress only, with Do Not Enter and One-Way signs, with additional visual and audible warnings for pedestrians that are in compliance with the Americans with Disabilities Act. Not more than two signs shall be erected instructing motorists not to block the intersections of Mill Street and the driveway, and Mill Street and Mill Brook Drive. Wording and location of all signage and devices shall be subject to approval by the Redevelopment Board, Transportation Advisory Committee and the Board of Selectmen.

4. Subject to approval by the Board of Selectmen, and any other agency with jurisdiction over the bikeway, flashing beacons shall be installed at both Bikeway approaches (flashing red) and Mill Street approaches (flashing yellow) mounted on poles, one for each direction. The flashing beacons shall be activated by detection equipment only when a Bikeway user (pedestrian or cyclist) approaches Mill Street. The detection equipment shall be provided on both Bikeway approaches, subject to a design that is approved in sequence by the TAC, DPW, the Redevelopment Board, and Board of Selectmen, and shall minimize false detection calls. The system shall be installed and shown to operate satisfactorily for a minimum of one calendar year with an escrow fund of $10,000 established by the Developer for any necessary operational improvements to the beacon warning system.

5. The TAC and DPW shall design, subject to approval by the Board of Selectmen, one dedicated left turn lane and one shared through-right turn lane on the southbound Mill Street approach to the Massachusetts Avenue intersection. Developer shall provide not more than two signs indicating the lane restrictions in support of this.

6. Subject to the approval of the Board of Selectmen, the developer shall provide an "Opticom" emergency vehicle detection system at the traffic signal at Summer and Mill Streets, for installation by the Town, to allow emergency vehicles to control the signal, to be maintained by the Town.

7. Developer shall implement Transportation Demand Management practices in accordance August 2010 Transportation Demand Management plan filed with the approved plan.

8. The proponent shall provide the Town with analysis results (hard copy and electronic) and computer simulated models known as "Synchro" files, showing the improved signal timing and phasing at Massachusetts Avenue/Mill Street/Jason Street/Summer Street. Further, the proponent will detail the recommended signal timing and phasing improvements at Massachusetts Avenue/Mill Street/Jason Street signal and the Mill Street/Summer Street signal for the Town to implement.

9. The Project shall comply with the requirements of Section 11.08 – Affordable Housing Requirements of the Zoning Bylaw dated April, 2010, the requirements of the Local Initiative Program, as set forth at 310 CMR 45.00 and the conditions set forth below. In the event of a conflict between the requirements of the conditions set forth below and the Local Initiative Program (LIP) regulations, the LIP regulations shall govern.

The Affordable Units in this Project shall include a minimum of three (3) studio units, five (5) one-bedroom units and nine (9) two-bedroom units.

At least sixty (60) days prior to the issuance of a building permit, the Applicant shall provide an Affordable Housing Plan locating the affordable units that, at a minimum, demonstrates compliance with the Arlington Zoning Bylaw Subsection 11.08(d)(4)(c). The plan is subject to review and approval by the Arlington Director of Housing.

At least sixty (60) days prior to issuance of a Certificate of Occupancy, the Applicant shall submit a marketing plan, as required by Subsection 11.08(f)(4), and a resident selection plan for review and approval by the Director of Housing.

To the extent allowed by law, preference for up to seventy percent (70%) of the Affordable Units shall be given to local residents for as long as the units exist.

At least sixty (60) days prior to issuance of a building permit the Applicant shall submit a draft affordable housing restriction and any additional documents required by the Local Initiative Program for review and approval by the Director of Housing.

The Affordable Units shall be affordable in perpetuity or the maximum time allowed by law but no less than ninety-nine (99) years.

In the event all or part of the Project is converted to a condominium form of ownership, conditions numbered 1-7 continue to apply and the items listed below shall be required:

At least sixty (60) days prior to conversion, submission of the condominium documents and the documents required by the LIP Program for review and approval by the Director of Housing.

a. The condominium documents shall provide for one vote per unit unless otherwise required by M.G.L. c. 183A.

b. The condominium documents shall provide that each unit owner's beneficial interest in the condominium shall be based on the owner's percentage beneficial ownership interest as provided by M.G.L. c. 183A.

10. The developer designed the project to acknowledge, complement and incorporate the bikepath and bikepath users in the development. To this end, the developer and the Board agree that both the kiosk and the retail/office building will reflect this intentional association with the bikepath to distinguish it from other places. Personal consumer uses permitted under paragraphs 6.08, 6.16, 6.17 and 6.20 of Article 5, Section 5.04 of the Bylaw, which are not specifically excluded hereinbelow, shall be permitted, including without limitation, retail store, coffee/ice cream shop, medical or professional office, sandwich shop, home or garden goods, bicycle service and ATM, provided that the ATM is an accessory use by a commercial/retail tenant for convenience of its customers and not a separate stand-alone use.. Uses that shall not be permitted at the site shall include: convenience store, fast-food, pizza shop, bank, ATM, fast-food style national chain store, laundromat and/or nail salon. If the applicant seeks to incorporate a use specifically excluded herein, it shall submit a request to reopen the special permit.

11. Unless and until this decision is amended by the Board, public access shall be allowed in perpetuity from the pavilion park across the site to the Town-owned pocket park by the applicant and its successors in interest. The publically-accessible path from the pavilion park to the site shall be illuminated at night for safety.

12. Upon installation of landscaping materials and other site improvements on the premises, the developer shall remain responsible for such materials and improvements, and shall replace and repair such as necessary, to remain in compliance with the approved site plan.

13. The developer shall replace two benches and up to a maximum of six light heads in the Town-owned pocket park along the Mill Brook adjacent to the 30-50 Mill Street property on the southwestern edge of the development at developer's expense. The Town will be responsible for maintenance of these improvements after installation.

14. The developer, provided the Town assents, shall remove asphalt pavement in the Town-owned pocket park along the Mill Brook at developer's expense and restore with native soil and plant material. The Town thereafter shall maintain the pocket park.

15. No pipes or other equipment shall protrude above the roof of the retail building except for ordinary ventilation pipes.

16. All exterior site and building lighting shall employ full cut-off, fully shielded fixtures to prevent light spillover, glare and sky glow.

17. The developer shall return to the Board for review at the 50% design stage for the design of the kiosk.

18. No vending machines, product advertisement, or off-site advertising are allowed at the pavilion park or associated with the exterior of the retail/office building or kiosk.

19. Signage other than traffic mitigation shall be presented for approval by the Board by amending the Special Permit following a duly advertised and noticed public hearing.

20. At the time of demolition, all existing Brigham's and other defunct signs and supporting structures, excluding the retaining wall, shall be removed.

21. The developer shall make cosmetic improvements to the culvert bridge, including lighting, paving, railings and signage, as proposed in the plans.

22. The developer shall enter into an agreement with the unit owners association of 22 Mill Street Condominium for the long-term maintenance and repair of the culvert bridge providing access to the site.

23. The applicant shall provide the requisite information to the Board, Transportation Advisory Committee and Board of Selectmen for the signage, warning devices and opticom system referenced in Special Conditions 3, 4, 5, and 6. Installation of the signage and warning devices and delivery of the opticom system may be delayed due to the approval process. The certificate of occupancy for the project shall not be withheld due to the delay in installation resulting from obtaining the requisite approvals or any delay in delivery of the systems for installation. Accordingly, a temporary certificate of occupancy may be issued by the building inspector in the event special conditions 3, 4, 5 and 6 are not completed at the time the residential and commercial buildings are ready for occupancy.

24. In the discretion of the building inspector, a temporary certificate of occupancy may be issued in general accordance with the phasing plan on file with the Board to accommodate the fit-out of the interior of the building. All residential construction shall be completed within 150 days of the issuance of the temporary certificate of occupancy. The building inspector may also issue a temporary certificate of occupancy for the retail plaza space.

25. In accordance with Standard EDR-5, the applicant is required to post a bond in the amount of $1,500 as security that the storm drain system will be maintained in good working order. The Board may use the funds to conduct cleaning and maintenance of the system if the applicant fails to do so. Town personnel, or the Town's agents, may enter upon the property to perform such cleaning and maintenance.

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ARLINGTON REDEVELOPMENT BOARD

Arlington, Massachusetts
Middlesex, ss

DOCKET NO. 2911

REQUEST TO RE-OPEN SPECIAL PERMIT
Subject to
ENVIRONMENTAL DESIGN REVIEW

Applicant

Date of Hearing July 29, 2013, August 19, 2013

Date of Decision August 20, 2013

Date of Filing August 29, 2013

Members

Approved	Opposed

Town Clerk's Certification

Leone & Leone
Attorneys At Law
637 Massachusetts Avenue
Arlington, MA 02476-4575

ARLINGTON REDEVELOPMENT BOARD
TOWN HALL ARLINGTON, MASSACHUSETTS 02476
TELEPHONE 781-316-3090

DECISION OF THE BOARD

EDR Docket #, 319 Broadway
August 20, 2013

This decision applies to the application to re-open a Special Permit filed by Attorney John Leone for Bob O'Guin, proprietor of the Common Ground restaurant, 87 Harvard Avenue, Allston, MA 02134, for the restaurant space at 319 Broadway owned by Triton Realty Trust, Boston, MA for a full-service, 106-seat restaurant and 90-seat function room with seasonal outdoor seating in Broadway Plaza. The EDR Special Permit was originally issued to Au Bon Pain in 1994. Subsequently, Krazy Karry's restaurant operated in the space, and most recently, the Gemma restaurant operated at this address. The request to re-open the Special Permit is necessitated by the applicant's request to increase the number of required parking spaces that the original Special Permit allows to be met in Town parking lots under Section 8.11 of the Arlington Zoning Bylaw. This increase is triggered by the additional seating proposed beyond the original 80 seats inside and 20 seats outside granted by the Special Permit to Au Bon Pain. * deed: 20673-426

The zoning bylaw requires one parking space per four seats; outdoor seasonal seating is not subject to parking requirements. The proposed interior seating in the two combiued spaces is 196 seats, yielding a requirement for 49 parking spaces, of which 20 are already allowed by the original Special Permit to be met on Town parking lots. The request is to allow the required 29 additional parking spaces to be met using Town lots.

The hearing opened on July 29, 2013 and was continued to August 19, 2013. The Board took public comments at the July 29, 2013 meeting and closed public comment on that date, while continuing to consider written comments through August 19.

Materials considered by the Board in rendering this Decision:
July 12, 2013 Plan Sheet A200, Connor Architecture
July 12, 2013 Plan Sheet A300, wall specifications, Connor Architecture
July 23, 2013 letter to the Board from abutters A. Michael Ruderman and Susan C. Ruderman
July 25, 2013 letter to Board Chair Michael J. Cayer from abutter Kathleen Morris
July 26, 2013 Page 2 of corrected letter, Attorney Robert Annese
July 26, 2013 Memorandum to the Redevelopment Board, Attorney Robert Annese for Bob Mirak
July 26, 2013, email to the Board from abutter Kenneth Putney
July 29, 2013 letter to the Board from Arlington resident Jay Anderson
July 29, 2013 letter to the Board from Alana Olsen, Executive Director, Allston Village

August 1, 2013 letter to the Board, Attorney Robert Annese
August 19, 2013 undated email to the Board, Michael Ginns
August 14, 2013, email message to the Director of Planning & Community Development for the Board, Julie and Bob Kalustian
August 15, 2013, email message to the Director of Planning & Community Development for the Board, Corrinne Vercillo, Roger Hickey
August 19, 2013 Plan Sheet A700, Connor Architecture
August 19, 2013, Parking Mitigation Plan, Bob D. O'Guin, Jr. / Common Ground Arlington
May 20, 2013 Memorandum to the Board of Selectmen, Arlington Transportation Advisory Committee
August 15, 2013 Parking Assessment, Howard Stein Hudson

FINDINGS OF THE BOARD

Section 6.08 The alteration or addition is in harmony with other structures and uses in the vicinity. In making its determination, the Special Permit Granting Authority shall assess, among other relevant facts, the dimensions and setbacks of the proposed alteration or addition in relation to abutting structures and uses and determine its conformity to the purposes set forth in Article 1, Section 1.03, of the Zoning Bylaw.
The Board finds the proposal is in harmony with other structures and uses in the vicinity.

Section 10.11a-1 The uses requested are listed in the Table of Use Regulations as a Special Permit use in the district for which application is made or is so designated elsewhere in this Bylaw.
The use, restaurant over 2,000 square feet is allowed by Special Permit . The Board finds that Standard 10.11a-1 of the bylaw has been met.

Section 10.11a-2 The requested use is essential or desirable to the public convenience or welfare.
The use as a restaurant/pub and the addition of a special event function room in Arlington Center are desirable to reoccupy the vacant business space, and to serve a menu not otherwise offered. The business will be open from 11:00am to 12:00 midnight, which hours may help to serve theatre patrons and keep their business in Arlington. The Board finds this standard is met.

Section 10.11a-3 The requested use will not create undue traffic congestion, or unduly impair pedestrian safety.
The prior restaurants at this location, Gemma and Krazy Kanry's, appear to have operated restaurants with 80 interior seats and seasonal outdoor seating without causing undue traffic congestion. The applicant presented a plan to mitigate automobile transportation by employees and parking demand of both customers and employees. The Board's approval was granted contingent on that Mitigation Plan being implemented, and it is incorporated into this Decision.

Broadway Plaza is designed for pedestrian use and currently supports two restaurants and a café, with many additional restaurants operating in the vicinity in Arlington Center. The prior restaurant had a permit for outdoor seating for 5 tables, which did not affect pedestrian safety.

The Board finds this standard has been met.

Section 10.11a-4 The requested use will not overload any public water, drainage or sewer system or any other municipal system to such an extent that the requested use or any developed use in the immediate area or in any other area of the Town will be unduly subjected to hazards affecting health, safety, or the general welfare.
There is capacity in the existing water and sewer system to meet the demands of the restaurant. The Board finds this standard has been met.

Section 10.11a-5 Any special regulations for the use, set forth in Article 11 are fulfilled.
The Environmental Design Review standards of Section 11.06 are evaluated below.

EDR-1 Preservation of Landscape: The landscape shall be preserved in its natural state insofar as practicable, by minimizing tree and soil removal and any grade changes shall be in keeping with the general appearance of neighboring developed areas.
The site is fully developed. No landscaping exists on the site. This standard is not applicable.
The Board finds this standard is met.

EDR-2 Relation of the Building to the Environment: Proposed development shall be related harmoniously to the terrain and to the use, scale and architecture of the existing buildings in the vicinity that have functional or visible relationship to the proposed buildings. The Arlington Redevelopment Board may require a modification in massing so as to reduce the effect of shadows on the abutting property in an R-1 or R-2 district or on public open space.

The applicant proposes that the façade will be completely rebuilt, with operable windows to create a café atmosphere on the plaza during warm weather. The applicant intends to pursue a permit for outdoor seating, as well. These are consistent with the design of the plaza for pedestrian use. The Board finds this standard has been met.

EDR-3 Open Space: All open space (landscaped and usable) shall be so designed as to add to the visual amenities of the vicinity by maximizing its visibility for persons passing by the site or overlooking it from nearby properties. The location and configuration of usable open space shall be so designed as to encourage social interaction, maximize its utility and facilitate maintenance.

The property was constructed in the 1920s, prior to the adoption of zoning. No open space exists on site. The Board finds this standard is met.

EDR-4 Circulation: With respect to vehicular and pedestrian and bicycle circulation, including entrances, ramps, walkways, drives, and parking, special attention shall be given to location and number of access points to the public streets (especially in relation to existing traffic controls and mass transit facilities), width of interior drives and access points, general interior circulation, separation of pedestrian and vehicular traffic, access to community facilities, and arrangement of vehicle parking and bicycle parking areas, including bicycle parking spaces required by Section 8.13 that are safe and convenient and, insofar as practicable, do not detract from the use and enjoyment of proposed buildings and structures and the neighboring properties.

The additional seating proposed creates a demand for additional parking which cannot be provided on-site. The use of parking at Town-owned parking lots is allowed by Special Permit to meet the parking requirement under section 8.11 of the zoning bylaw. It is not known how many existing Arlington Center businesses have been allowed to meet their parking requirements at Town owned lots by Special Permit, nor how other Broadway Plaza and Arlington Center businesses not subject to a Special Permit, account for how they meet parking demand.

The applicant provided information on existing parking supply and utilization within 1000 feet of 319 Broadway Plaza through a May, 2013 memorandum by the Arlington Transportation Advisory Committee, and an August 2013 report on parking use and capacity prepared by Howard Stein Hudson. The Board considered parking capacity in Town owned-lots within 1,000 feet of 319 Broadway, including Broadway Plaza, Russell Common lot and all of the Railroad lot, considering part of the Railroad lot was within the radius considered. With this information, and with the applicant's commitment and Board requirements in the Special Conditions below, to manage and restrict parking demand by employees and patrons, the Board finds this standard has been met.

EDR-5 surface water drainage and EDR-6 utility service
No exterior construction is proposed, and no change is proposed to existing approved stormwater conditions. The Board finds this standard has been met.

EDR-6 Utilities Service: **Electric, telephone, cable, TV, and other such lines of equipment shall be underground. The proposed method of sanitary sewage disposal aud solid waste disposal from all buildings shall be indicated.**
The proposed facility will require electrical service. A dumpster will be located at the rear of the building. The Board finds this standard has been met.

EDR-7 Advertising Features: **The size, location, design, color, texture, lighting and materials of all permanent signs and outdoor advertising structures or features shall not detract from the use and enjoyment of proposed buildings and structures and the surrounding properties.**
The sign plan provided appears to meet the sign bylaw. The sign lighting will be down-lit from above the sign. The Board finds this standard has been met.

EDR-8 Special Features: **Exposed storage areas, exposed machinery installations, service areas, truck loading areas, utility buildings and structures, and similar accessory areas and structures shall be subject to such setbacks, screen plantings or other screening methods as shall reasonably be required to prevent their being incongruous with the existing or contemplated environment and the surrounding properties.**
Specifications for the kitchen ventilation system are provided. Loading will be off-street, not on the residential streets. The Board finds this standard is met.

EDR-9 Safety: **With respect to personal safety, all open and enclosed spaces shall be designed to facilitate building evacuation and maximize accessibility by fire, police and other emergency personnel and equipment. Insofar as practicable, all exterior spaces and interior public and semi-public spaces shall be so designed to minimize the fear and probability of personal harm or injury by increasing the potential surveillance by neighboring residents and passersby of any accident or attempted criminal act.**

The restaurant must meet all relevant health and safety, fire, and building codes, and this Special Permit is granted contingent on compliance with all codes. The Board finds this standard has been met.

EDR-10 Heritage: **With respect to Arlington's heritage, removal or disruption of historic, traditional, or significant uses, structures or architectural elements shall be minimized insofar as practical whether these exist on the site or on adjacent properties.**

The building is in a National Register Historic District, however little or no evidence remains of any original architectural detail. The Board finds this standard is met.

EDR-11 Microclimate: **With respect to the localized climatic characteristics of a given area, any development which proposes new structures, new hard surface, ground coverage or the installation of machinery which emits heat, vapor or fumes shall endeavor to minimize insofar as practicable, any adverse impacts on light, air and water resources or on noise and temperature levels of the immediate environment.**

No new structures, new hard surface, ground coverage or new machinery emitting heat, vapor, sound or light that could affect the microclimate is proposed. The applicant proposes that clients of the private function room may employ audio equipment of their own temporary procurement, but no public address system, amplification, or audio system is proposed to be installed in the business. Acoustic performers may be featured by the applicant in the dining room. The Board finds this standard is met.

EDR-12 Sustainable Building and Site Design: **Projects are encouraged to incorporate best practices related to sustainable sites, water efficiency, energy and atmosphere, materials and resources, and indoor environmental quality. Applicants must submit a current Green Building Council Leadership in Energy and Environmental Design (LEED) checklist, appropriate to the type of development, annotated with narrative description that indicates how the LEED performance objectives will be incorporated into the project.**

Section 10.11a-6 **The requested use will not impair the integrity or character of the district or adjoining districts, nor be detrimental to the health, morals, or welfare.**
The restaurant will seek a liquor license from the Board of Selectmen. The prior restaurant had operated with a liquor license. Common Ground will seek an entertainment license from the Board of Selectmen. The public has expressed, through the current master planning process, an interest in increasing night-life in Arlington. At the same time, residential property owners directly behind and across Massachusetts Avenue from the location are entitled to quiet enjoyment of their homes. For this reason, the applicant proposed specifications for sound-proofing the function room to mitigate potential sound impacts associated with musical entertainment on residential abutters. The Board finds this standard has been met.

Section 10.11a-7 **The requested use will not, by its addition to a neighborhood, cause an excess of that particular use that could be detrimental to the character of said neighborhood.**
Cafés and restaurants have operated at this address since 1994. The Board finds this standard is met.

DECISION

The Board finds that the proposal is an appropriate re-use of the property, and grants the special permits subject to the following general and special conditions:

General Conditions

1. The final plans and specifications approved by the Board for this permit shall be the final plans and specifications submitted to the Building Inspector of the Town of Arlington in connection with this application for building permits. There shall be no substantial or material deviation during construction from the approved plans and specifications without the express written approval of the Arlington Redevelopment Board. Approved final design and record plans must also be submitted to Inspectional Services and to the Engineering Division.

2. Snow removal from all parts of the site, as well as from any abutting public sidewalks, shall be the responsibility of the owner or occupant and shall be accomplished in accordance with the Town bylaws.

3. The Building Inspector is hereby notified that he is to monitor the site and should proceed with appropriate enforcement procedures at any time he determines that violations are present. The Inspector of Buildings shall proceed under Section 10.09 of the Zoning Bylaw, pursuant to the provisions of Chapter 40A Section 21D, and institute non-criminal complaints. If necessary, the Inspector of Buildings may institute appropriate criminal action also in accordance with Section 10.09.

4. Subsequent to the end of all applicable appeal periods and prior to the issuance of a Building Permit, the Applicant shall record this Decision in the Middlesex County South District Registry of Deeds and shall provide the Board, and the Building Inspector with a copy of this Decision endorsed with the applicable recording information.

5. The Board maintains continuing jurisdiction over this permit, and may, after a duly advertised public hearing, attach other conditions, including but not limited to, reasonably restricting the retail opening hours, or it may modify these conditions as it deems reasonably appropriate to protect the public interest and welfare.

Special Conditions

1. The 90 seats in the rear of the space as shown in the final plans shall be used solely for functions and special events and not for day-to-day restaurant seating without the express written approval of the Arlington Redevelopment Board through the reopening of this special permit.

2. Two onsite parking spaces shall be maintained or, to the extent such spaces are not available to the applicant, two private spaces shall be maintained by the applicant in the vicinity for the use of employees or patrons.

3. The applicant shall comply with the following parking mitigation actions:

out, to prevent fire hazards. These filter which are dishwasher-safe, clean easily with soap and water and will be cleaned on a weekly basis.

7. All deliveries to the premises shall be done off-street, and at all times in accordance with the applicable noise and other Bylaws.

8. The applicant shall submit a LEED checklist to the Town's Director of Planning no later than the date of issuance of the Building Permit for the premises.

a. Applicant will feature a "PARKING" drop down tab on its' website directing customers, with a map, to the Russell Common and Railroad parking lots. The directions will be specific and advise customers not to park, or to seek parking, on Compton, Alton or Belton Streets.

b. All emails from applicant will feature a "where to park" legend below the signature line with the same information as and a "link" to the drop down tab on its website directing customers to the Russell Common and Railroad parking lots.

c. All emails from applicant will feature a "where to park" legend below the signature line with the same information as and a "link" to the drop down tab on its website directing customers to the Russell Commons and Railroad parking lots.

d. Applicant's brochures, pamphlets, takeout and website printable menus will feature a "where to park" section, with a map, directing customers to the Russell Common and Railroad parking lots and advise customers not to park, or to seek parking, on Compton, Alton or Belton Streets.

e. All function/events room material will also include the "where to park" section and the website address of the "PARKING" drop down tab.

f. The proposed menu board will also have a section upon it directing customers, with a map, to the Russell Common and Railroad parking lots. The directions will be specific and advise customers not to park, or to seek parking, on Compton, Alton or Belton Streets.

4. The applicant shall comply with the following sound mitigation actions:

a. The rear function space shall have all sound proofing shown in the document presented to the Board dated July 12, 2013 *Plan Sheet A300 by Connor Architecture.*

b. No amplified music, with the exception of standard restaurant background music, will be provided in the front/main restaurant room. No karaoke will be conducted in the front/main restaurant room. There will be no outdoor speakers.

c. Non-recyclable refuse from the restaurant will be disposed of in a dumpster, with a plastic cover, in the rear of the building as far from the property line, and close to the neighboring restaurants dumpsters, as possible. If feasible, the same trash pickup company as the neighboring restaurants will be used, and that company will be instructed to keep pickup times in accordance with Arlington noise bylaws, Title V - Article 12: Noise Abatement.

d. The abutting neighbors on Alton and Belton Streets will be provided a letter with contact information for the applicant so that they will be able to directly contact him if they have any concerns regarding sound, odors or delivery issues.

5. All lighting for signage shall be downlighting as shown in the document presented to the Board dated July 12, 2013 *Plan Sheet A200 by Connor Architecture.*

6. Applicant's kitchen exhaust system will utilize welded stainless steel 1½ inch thick hood filters to ensure that solids and grease are trapped and deposited directly onto baffles and drained

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To: Arlington Redevelopment Board;
Jennifer Raitt, Director of Planning and Community Development

From: Douglas W. Heim, Town Counsel DWH

Date: August 13, 2020

Re: Opinion Re: Scope and Limits of ARB Authority

I. Summary

As the Board may recall from a previous memoranda and communications with the Board, or between this Office and interested Town residents shared with you, a frequent subject of interest has been the scope of the Arlington Redevelopment Board's (ARB) authority to waive, modify, or otherwise adjust requirements of the Zoning Bylaw in its Environmental Design Review ("EDR") process.

The ARB is a unique body of limited, but special jurisdiction, functioning as a Redevelopment Authority, Planning Board, and Special Permit Granting Authority (SPGA) through the lens of Environmental Design Review ("EDR") as codified in the Zoning Bylaw.[1] It derives its authorities from The Town Manager Act; G.L. c. 40A; G.L c. 121B; and the Zoning Bylaw. Setting aside its other functions of a Planning Board, the ARB hears approximately 10 percent of the Town's special permit applications, all of which involve commercial, industrial, larger scale residential, or mixed uses "which have a substantial impact on the character of the town and on traffic, utilities, and property values, thereby affecting the public health, safety and general welfare," within a more rigorous, but also more flexible and subjective process *in addition to* the already substantial special permitting criteria process established for predominantly (though not exclusively) residential uses currently governed by the Zoning Board Appeals ("ZBA") standards and process.

As set forth in further detail below, special permits processes governed by EDR were and are by design tethered to the stated purposes of the Zoning Bylaw and the ARB's specific primary mission to redevelop the primary business corridors of Arlington. To that end, the EDR framework is distinct from as-of-right or even the aforementioned standard special permitting process. In addition to the general special permit considerations, Section 3.4 of the Zoning Bylaw (nearly identical to EDR as first articulated in the 1970s) sets forth a series of further qualitative criteria which must be assessed and balanced to broadly achieve the sometime harmonious and competing purposes codified in the Zoning Bylaw, including ARB goals and policies. EDR further explicitly acknowledges that flexibility is essential to its process, encouraging creativity and innovation rather than strict adherence to standards.

As such, EDR decisions of the past have altered, or exempted criteria or even articulated the standards as non-applicable in recognition of some of the fundamental challenges in applying dimension and density regulations to redevelopment of historically previously developed properties. These decisions are based in part upon the authority conferred under G.L. c. 40A sec. 9 to develop not only standards and processes, but to exceed or waive them in the discretion of a SPGA. *See e.g. Auburn v. Planning Bd. of Dover, 12 Mass. App. Ct. 998, 429 N.E.2d 71 (1981)*(affirming "the right of a town to "adopt reasonable flexible methods... of allowing boards of appeals to adjust zoning regulation to the public interest in accordance with sufficiently stated standards") *quoting Y.D. Dugout, Inc. v. Board of Appeals of Canton*, 357 Mass. 25, 31 (1970).

It bears recognition that in the intervening decades since EDR was introduced, various zoning bylaw provisions were inserted or amended offering for example "bonuses" for special permit applicants accompanied by limitations on said bonuses which were not originally applied or intended to apply to EDR permitting. To some degree these provisions highlight incongruities

[1] To my knowledge, the only other hybrid Redevelopment Authority and Planning Board in the Commonwealth is the Boston Planning & Development Agency (BPDA), formerly known as the Boston Redevelopment Authority (BRA). Due to its unique combined jurisdiction, the ARB was formed by Home Rule petition.

within the Zoning Bylaw relative to an EDR process that by its construction did not likely contemplate such bonuses as necessary under c. 40A sec. 9 or its predecessor.[2]

Accordingly the most workable interpretation of c. 40A sec. 9 and Section 3.4 of the Zoning Bylaw in concert with the various limitations articulated with respect to ARB-oriented bonus provisions is that the ARB is an entity possessing substantial discretion and authority to exceed or waive the provisions of the Bylaw, with specific bonus provisions throughout the Bylaw provided as supplemental factors for its analysis when issuing decisions. Where the ARB seeks to waive or exceed a specific parameters set forth in the Zoning Bylaw, it should justify such exceptions or conditions with special permit and EDR criteria, and articulate how such exceptions or conditions in excess of the Bylaw further the purposes of the Bylaw and the Board's stated goals and policies.

II. History & Context of the Development of the ARB & EDR

A. Creation of the ARB & Zoning Reform

The late 1960s and early 1970s presented significant fiscal challenges to the Town. In 1970, then Town Manager Donald Marquis encapsulated a long-term challenge for the Town by presenting four options to alleviate the Town's "overwhelming dependence on the property tax":

1. reduce municipal expenditures;
2. broaden the property tax base;
3. change the property tax structure; and/or
4. develop new sources of revenue.

See Excerpt from 1970 Annual Town Report, at p. 181 (annexed hereto as attachment "A"). In his Annual Report summary, Mr. Marquis highlighted that the tax base is derived from a "primarily residential community with little commercial or industrial property to strengthen its tax base..." *Id.* at p. 185. In an effort to broaden the tax base, Mr. Marquis noted that he would be requesting Town Meeting's approval to create "a local redevelopment board... charged with attracting new revenue producing development to Arlington." *Id.* The report stressed that a redevelopment board was "critical if the town is serious in its desire to keep the tax rate down." *Id.*

Accordingly, the ARB was established within the Town Manager Act by c. 738 of the Acts of 1971 following Town Meeting and the State Legislature's approval. *See* c. 738 of the Acts of 1971, and subsequent 1973 amendment (annexed hereto as Attachment "B"). From its

[2] Indeed the purpose section of the 1975 Bylaw enumerated the "use of incentives, bonuses and design review" as three tools to achieve the Bylaw's goals. 1975 Zoning Bylaw, Section 1.03.

inception, the ARB was empowered as both a redevelopment authority under c. 121B, and a Planning Board for the purposes of G.L. c. 41. *Id.*[3]

Concurrently, the early 1970s were a turbulent time for zoning locally and across the Commonwealth. In Arlington, the Zoning Board of Appeals had consistently registered concerns about its volume of work hearing special permits and variances in its annual reports. Employing the rubric of the Site Plan Review provisions of the December 1971 Zoning Bylaw, the ZBA heard 54 applications the year the ARB was established.[4] *See* Excerpts from the 1975 Annual Report, p. 23 (annexed hereto as Attachment "D"). Meanwhile, in a broader context, a successful effort to revise c. 40A was underway culminating in c. 808 of the Acts of 1975 ("The Zoning Act"), adopted with significant input from both the ARB and the Department of Planning and Community Development and a comprehensively revised Arlington Zoning Bylaw proposed to the 1976 Town Meeting.[5] *Id.* at p. 21.

As noted in the 1975 Annual Report, the Town developed its new Zoning Bylaw with the revised Zoning Act, the Town's charge to the ARB, and the Town's then extant zoning challenges in mind. As written by then Director of Planning and Community Development, Mr. Alan McClennen, "the new zoning bylaw is a modern, land-use management tool designed to encourage efficient and equitable growth patterns in Arlington…[p]rocedures were established to review future major development proposals and insure that any new projects will be compatible with the long term growth of the town." *Id.* The report further emphasized that the 1975 Zoning Bylaw's EDR provisions would "provide for the permit-granting authority for complex projects to be transferred to the Arlington redevelopment board [sic] for detailed environmental review as required." *Id.*

B. EDR in the 1970s Bylaw & Later Developments

As codified in the 1970s, EDR was classified under "Special Regulations" Section 11.06 and stated *inter alia* that the purpose of such regulations is:

> "[T]o provide individual detailed review of certain uses and structures which have a substantial impact on the character of the town and upon traffic, utilities, and property values therein, thereby affecting the public health, safety and general welfare thereof. The environmental design review process is intended to promote the specific purposes in Section 1.03 of this Bylaw."

[3] The ARB's powers and authorities were clarified and expanded shortly thereafter by c. 731 of the Acts of 1973 (affording the ARB all the powers of a Planning Board save the duties of a board of survey). *See* Attachment "B."

[4] For an overview of the ZBA's then site plan review process, *see* Section 15-3.5, December 1971 Zoning Bylaw (annexed hereto as attachment "C.")

[5] The effective date of the Zoning Bylaw was October 8, 1975, though it was approved by the 1976 Town Meeting.

The "specific purpose" of Section 1.03 of the 1975 Bylaw is the same as it is in 2020:

> *"...to achieve optimum environmental quality through review and cooperation by the use of incentives, bonuses and design review; and to preserve and increase its amenities and to encourage an orderly expansion of the tax base by utilization, development, and redevelopment of land. It is made with reasonable consideration to the character of the district and to its peculiar suitability for particular uses,* ***with a view to giving direction or effect to land development policies and proposals of the Redevelopment Board, including the making of Arlington a more viable and more pleasing place to live, work, and play.***"[6]

Emphasis added.

To that end, the original Bylaw presented (11) additional qualitative criteria for special permits from the ARB such as "Relation of Buildings to Environment," "Open Space,"[7] "Heritage" and "Special Features." These criteria were specifically highlighted to serve as "a frame of reference for the applicant... as well as a method of review for the reviewing authority." Sec. 11.06(f), 1975 Zoning Bylaw.[8] The Bylaw then (and now) cautioned that the standards at work and as noted above, "shall not be regarded as inflexible requirements and they are not intended to discourage creativity, invention, and innovation." *Id.*

In contrast, while general special permit regulations set forth in Section 10.11 applied to both ZBA and ARB, 1970s-era Zoning Bylaws approached ZBA special permitting in a different manner, specifically prescribing "bonuses" and other incentives for matters within ZBA jurisdiction, but also establishing clear limitations of those bonuses. For example, in its original articulations neither Section 6.05 "Exceptions to Dimensional Requirements for Uses 2.05 and 2.07" or Section 6.12 "Exceptions to Maximum Floor Area Ration Regulations (Bonus Provisions)" within the 1975 Bylaw made any reference to the ARB or EDR. Rather, both of these bonus provisions were anchored specifically to the ZBA's special permitting process and standards. Similarly, Section 6.29 of the 1975 Bylaw authorized the ZBA through a special permit to count balconies and roofs as open space, but the ARB was not referenced.

This bifurcated approach to special permitting whereby the ARB provided a more rigorous, but flexible EDR, and the ZBA engaged in more conventional special permit review with specific bonuses and incentive provisions is evident in language Section 10.11 added in

[6] Section 1.03 of the Zoning Bylaw of October 1975; Section 1.2 of the Zoning Bylaw of February 2018 (and as subsequently amended).

[7] While "Open Space" requirements for example appeared in Bylaw tables, both the 1970s vintage and current EDR criteria set forth a more qualitative standard, asserting "All open space (landscaped and usable) shall be so designed as to add to the visual amenities of the vicinity by maximizing its visibility for persons passing the site or overlooking it from nearby properties. The location and configuration of usable open space shall be so designed as to encourage social interaction, maximize its utility, and facilitate maintenance."

[8] Sustainable Building and Site Design was added as the 12th EDR standard in 2008.

1979. As maintained until the 2018 Recodification of the Zoning Bylaw, the 1979 addition stated that uses that come under EDR are "subject to the applicable conditions set forth in Article 11 of this Bylaw and elsewhere and subject to *other appropriate conditions safeguards, grant of special permit for such uses or conditions and no others,*" but without ARB or EDR references outside of sections 10.11 and 11.06. Emphasis added.

The clear implication from the intent and structure of EDR and special permit decisions rendered by the ARB of such vintage is that the ARB's mission and toolkit was highly discretionary in both imposing conditions and granting relief. In the decades that followed however, it appears that such a distinction would be muddled in the Bylaw text.

Section 7.09 of the 1975 Bylaw offers a clear cut example. That section provided for relief from the certain provisions of sign regulations via special permit from the ZBA. The ARB was clearly contemplated when the bylaw was created because the text of Section 7.09 asserted that the ZBA was to receive comments from the ARB and Department of Planning and Community Development prior to making a permit decision. However, no authority relative to sign regulation relief was granted (or limited) relative to the ARB. This lack of reference was likely not because it was never considered that the ARB would have to make determinations on signage, but rather because that authority was viewed as already conferred to the ARB under EDR.

By 1991 however, the ARB was under the impression that it needed to specifically be included in a swath of references to special permit granting authority provisions throughout the bylaw despite references to its authority as same throughout the aforementioned bylaw provisions. Among a suite of insertions of references to the ARB forwarded to Town Meeting with "no comments from the public," was an update to Section 7.09, which now included the ARB as a SPGA subject to 7.09. *See*, Report and Recommendation of the ARB on Article 12 of the 1991 Town Meeting (annexed hereto as attachment "E").

The impact of simultaneously affording an atypical EDR process (later described as "super site plan review" by the 2015 Master Plan) and employing a more conventional set of special permit regulations has led to understandable tensions and perhaps unintended consequences whereby EDR may be viewed as a mechanism that affords the Board with only stricter, additional standards, without the benefit of any flexibility or discretion.

III. Analysis

The issue of concern in discussion is twofold. First, is the matter of whether or not EDR and other provisions of the Zoning Bylaw afford the Board any discretion whatsoever to make exceptions, heighten, or otherwise adjust requirements set forth in specific dimensional, density, or special regulations. Second, if such authority exists, what are the guidelines and limitations of such discretion?

G.L. c. 40A sec. 9 vests SPGAs with the authority to grant special permits of a "traditional sort," including allowance of specific uses as well as dimensional configurations as well as special permits for more innovative uses. *Stroscio v. Gordon*, 3 LCR 51, 55 (Mass. Land Ct. 1995)(internal citations omitted). As noted by the Supreme Judicial Court, a special permit process is by its very nature discretionary, such that an SPGA "may deny a [permit] even if the facts show that a permit could lawfully be granted." *Zaltman v. Board of Appeals of Stoneham*, 357 Mass. 482, 484, 258 N.E.2d 565 (1970); *Britton v. Zoning Board of Appeals of Gloucester*, 59 Mass.App.Ct. 68, 74, 794 N.E.2d 1198 (2003). Hence, the use of special permits as not only a means of controlling, but also accomplishing the purposes of zoning ordinances is a common, judicially-approved practice. *MacGibbon v. Board of Appeals*, 356 Mass. 635, 637 (1970).

To that end, courts have long held that site plan review is substantively and procedurally consistent with the provisions of G. L. c. 40A, § 9,[9] and further that it is within the right of a town to "adopt reasonable flexible methods... of allowing boards of appeals to adjust zoning regulation to the public interest in accordance with sufficiently stated standards."[10] *Auburn v. Planning Bd. of Dover*, 429 N.E.2d 71, 73 (Mass. App. Ct. December 16, 1981) *quoting Y.D. Dugout, Inc. v. Board of Appeals of Canton*, 357 Mass. 25, 31 (1970).[11]

Discretion to adjust or waive standards is not unlimited, insofar as a bylaw cannot "confer unrestrained power to grant or withhold special permits by the arbitrary exercise of that discretion." *See* e.g. *MacGibbon v. Board of Appeals of Duxbury*, 356 Mass. 635, 638 (1970). However, restraint should not be conflated with a mandate for particularity where sufficient standards are articulated. *Auburn*, 429 N.E. 2d at 73.

[9] This holding is especially important because site plan review is widely employed throughout zoning ordinances in the Commonwealth without a specific textual source of authority in c. 40A, like EDR.

[10] As the *Stroscio* Court notes, paragraphs 2, 3, and 4 of c. 40A section 9 specifically authorize exceptions to a variety of zoning requirements in exchange for amenities or conditions which serve community interests.

[11] The *Auburn* holdings are also more broadly applied to other types of special permitting and SPGAs.

A. Authority

Applied to the first issue presented, it is evident from the text of the bylaw, as well the legislative intent both behind the creation of the ARB and the 1975 Zoning Bylaw, that the ARB is a special permit granting authority vested with the responsibility and discretion to employ qualitative standards rather than simply apply tables of regulations. The language expressed in EDR's provisions invites creativity and innovation as well as a potential exchange of relaxed requirements for conditions of stated value to the Board and community.

In furtherance of the Bylaw's purposes and charge to the ARB, Section 3.4 of the Zoning Bylaw establishes the EDR process to "provide individual detailed review of certain uses and structures that have a substantial impact on the character of the town and on traffic, utilities, and property values, thereby affecting the public health, safety and general welfare;" while "promot[ing] the purposes in Section 1." Of particular note in the context of the ARB's authorities are its charges to "encourage the most appropriate use of land throughout the Town;" and "achieve optimum environmental quality through review and cooperation by the use of incentives, bonuses *and* design review." Emphasis added. Indeed, all special permits are explicitly authorized to place conditions on permits that may exceed requirements as set forth in the bylaw. *See* Sec. 3.3.4 of the 2018 Zoning Bylaw (as amended).

Previous EDR decisions highlight the purpose and utility of both the power to place conditions atypical of traditional special permitting and to use such conditions to modify or carve out exceptions to zoning bylaw requirements, particularly given the status of so many Town properties as already built-out and developed prior to the enactment of modern zoning laws.

For example, in the December 13, 2010 Special Permit for Docket No. 3386, (30-50 Mill Street, also known as "The Brigham's"), the ARB noted that there was no existing usable open space on the site of the previous Brigham's Ice Cream Headquarters under EDR criteria number 3 (3.4.4(C) in the 2018 Bylaw). Accordingly, it set forth as a special condition the obligation to maintain a publicly-accessible landscaped walking path and improvements to a Town-owned "pocket park" as a way of satisfying both EDR and open space requirements. The flexibility afforded enabled the applicant to meet other criteria including parking requirements (which included permission to lease 23 spaces from an adjacent property owner), while provide significant public benefit not contemplated by a traditional special permitting process. *See* Decision Re: Docket No. 3386 (annexed hereto as Attachment "F")

In a more extreme circumstance, in the 2013 re-opening of a 1994 Special Permit for 319 Broadway (known as "Common Ground") the ARB granted outright exceptions to EDR criteria for "Preservation of Landscape" and "Open Space" in recognition of the context of the proposed development. As the Board noted, "The site is fully developed... [n]o landscaping exists on this site... [t]his standard is not applicable;" and "[t]he Board finds this standard met." The Board also determined that 29 of the 49 parking spaces required under the Zoning Bylaw would be met by the Town's municipal lot (and that the remaining 20 were provided a certain level of protection that predates applicable zoning restrictions and were allowed under the prior special permit). The Board did however place special conditions requiring parking mitigation and

required sound-proofing of Common Ground's function room, which was highlighted as an attractive commercial offering for Arlington Center and adjacent businesses. *See* Decision re EDR Docket No. 2911, (annexed hereto as Attachment "G").

B. Limitations

Foremost, it bears highlighting the straightforward limitations relative to EDR by virtue of its status as a specific special permit vehicle. In order to be eligible for EDR the proposed use or structure must be noted on the list of applicable items in Section 3.4.2. Similarly, an EDR applicable use or structure not tethered to a specific geographical location must be allowed within a given district by the table of uses. As alluded to previously, the ZBA maintains a higher workload; the ZBA received approximately twenty (20) petitions in 2019 for special permits or variances, while the ARB held hearings on 5 special permit applications, four of which were renovations to existing spaces or signage related, and only one of which presented a new redevelopment.

Second, the apparent conflict between EDR's more flexible nature and specific zoning "bonus" provisions and related limitations codified since the 1990s while problematic cannot be entirely disregarded. To the extent the Bylaw prescribes a specific parameter, including limitations, for incentives and bonuses, those parameters ought to be given considerable weight.

With that acknowledgement that, "a statute or ordinance should not be construed in a way that produces absurd or unreasonable results when a sensible construction is readily available; nor should an enactment be construed in such a way as to make a nullity of pertinent provisions." *Manning v. Bos. Redevelopment Auth.*, 400 Mass. 444, 453 (1987); citing *Green v. Board of Appeal of Norwood*, 358 Mass. 253, 258 (1970)("[z]oning by-laws must be construed reasonably [and] should not be so interpreted as to cause absurd or unreasonable results when the language is susceptible of a sensible meaning"*); Insurance Rating Bd. v. Commissioner of Ins.*, 356 Mass. 184, 189 (1969). Here, to entirely divest the ARB of its ability to "encourage the most appropriate use of land throughout the Town" through the thorough but flexible EDR process because later added bonus and incentive provisions were meant to shore up its special permit granting authorities would be an absurd outcome and may defeat the primary purpose of the ARB.

EDR by its detailed nature provides the very considerations and limitations contemplated by Courts by giving applicants and the Board a set of twelve criteria to satisfy in addition to the seven (7) requirements of all special permits. As highlighted in the examples of ARB EDR Decisions above, these criteria are applied both within a context and in balance with one another. The ARB must be able to articulate how each criteria was considered and its findings on same. And as the above referenced decisions illustrates, where exceptions or adjustments to bylaw requirements are made, the Board must demonstrate that conditions provide protections and/or sufficient benefits to the community interests to merit deviation from a provision of the bylaw.

In sum, while EDR pursuant to c. 40A sec. 9 vests broad discretion to provide modifications, or exceptions to dimensional, density and special regulations, the limitation of that discretion is that both the general criteria of special permits (Section 3.3.3) and the very specific criteria of EDR (3.4.4) must satisfactorily address, including, but not limited to by the imposition of conditions that justify such modifications or exceptions.

IV. Sustainability of the Board's Decisions

Before concluding, permit me to note that it is sometimes remarked that a decision in favor or opposition to a specific special permit is likely to incur liability for the Town or be reversed in Court. In brief, while the facts of every case are different, procedurally sound, well-documented decisions that meet the requirements of c. 40A are afforded substantial deference by courts. Courts do not disturb the decisions of SPGAs "unless it is based on a legally untenable ground, or is unreasonable, whimsical, capricious or arbitrary." *Browne v. Zoning Bd. of Appeals of Rockport*, 97 Mass. App. Ct. 1108 (2020) quoting *Roberts v. Southwestern Bell Mobile Sys., Inc.*, 429 Mass. 478, 486, 709 N.E.2d 798 (1999). Similarly, while not absolute, Courts also give deference to a zoning authority's reasonable construction of its own zoning bylaws. *See e.g.*, *Tanner v. Board of Appeals of Boxford*, 61 Mass. App. Ct. 647, 649, 813 N.E.2d 578 (2004) (because the zoning authority is "charged with administration of the by-law, the board's interpretation is entitled to some measure of deference.").

It may well be that further discussion is warranted regarding the Zoning Bylaw in your capacity as a Planning Board, including making recommended zoning amendments to Town Meeting. However, in the meantime, the Board should be confident in its responsibilities and authorities to render the decisions it feels most appropriate to further the purposes of the Zoning Bylaw within a reasonable construction of EDR without angst that some inconsistencies of the Bylaw or the general nature of EDR render its decisions vulnerable to reversal.

V. Conclusion

The ARB was designed to be and remains a body of substantial discretion under its charter legislation, c. 40A and c. 121B and the Zoning Bylaw. Over time, the Zoning Bylaw developed some incongruity between the orientation, process and criteria of EDR and specific bonus and incentive provisions. The inconsistent presentation of those bonus and incentive provisions generates predictable frustrations. Nonetheless, guided in part by both c. 40A sec. 9 and the ARB's prior navigation of its EDR process, the ARB should continue to apply special permit and EDR criteria while considering the bonus provisions as set forth in the Bylaw. As highlighted well in the example Special Permit decisions, where EDRs criteria and/or special conditions offer compelling bases, public benefits, and/or satisfactory protections of public welfare, the Board may, but is not required to act accordingly.

ATTACHMENT "A"

Report of the Town Manager

Once again it is a pleasure to report to you on the activities of the departments under the jurisdiction of the town manager for the year ending December 31, 1970. We urge you and the citizens of Arlington to take this opportunity to peruse this annual report and to review in detail the functions and duties of our town government. It is the intent, in this report, to bring to your attention some of the most important developments in this past year. For detailed information regarding specific departmental activities, we refer you to the respective reports.

Financial Condition

The 1970 annual town meeting appropriated a total of $17,651,259.42 for the operation of the town departments and for special projects during the course of 1970. Of this amount, departmental budgets amounted to $16,309,095.42, while appropriations for other warrant articles amounted to $1,342,164. The town was also required to raise an additional $3,156,207.24 for state and county assessments and for the overlay to provide for tax abatements. A breakdown of these expenditures by category of appropriation or assessment is given below in Table I.

Table I

Town of Arlington Expenditures — 1970*

(by category of appropriation or assessment)

	Amount	Percentage of total expenditures
Town Budgets	$16,309,095.42	78.4
Warrant Articles (excluding budgets)	1,342,164.00	6.4
County Tax	818,162.96	3.9
State Tax and Assessments	1,494,639.49	7.2
Overlay and prior year abatement deficit	729,514.48	3.5
Offset to Cherry Sheet estimated receipts	56,519.53	.3
Snow Emergency	57,370.78	.3
Total Expenditures	$20,807,466.66	100.0

*Source: Recapitulation Sheet, Board of Assessors

The town's free cash position as of January 1, 1970 was $251,049.41. The town's free cash position as of January 1, 1971 was $735,332.00. This represents an increase of $484,282.59. This increase is due principally to the earlier mailing of tax bills. During 1969 tax collections were behind schedule as a result of the revaluation and the delayed tax billing.

Revenues

The town manager's 1969 report included a discussion of Arlington's major revenue sources for the five year period from 1965 to 1969. The discussion indicated that most revenue sources available to the town have not expanded to meet the growing costs of providing municipal services. Consequently, the property tax has had to provide a greater proportion of the revenue for municipal services. For the period from 1965 to 1969 the property tax expanded from seventy (70) to seventy-four (74) percent of the town's revenue base. During 1970 this trend not only continued but accelerated. Table II gives a breakdown of the town's revenue structure.

Table II

Town of Arlington Revenues — 1970*

Source	Amount	Percentage of Total Revenue
Real Estate and Personal Property	$16,654,415.86	80.1
Motor Vehicle and Trailer Excise	1,148,874.26	5.5
Water Receipts	586,170.67	2.8
Other Local Receipts	268,859.17	1.3
Taken from Available Funds	473,433.84	2.2
Cherry Sheet — State Aid	1,675,712.86	8.1
Total Revenues 1970	$20,807,466.66	100.0

*Source: Recapitulation Sheet, Board of Assessors

This table indicates that the property tax now provides eighty (80) percent of local revenues. It further indicates that state aid has declined from ten (10) percent to eight (8) percent of the town's revenues from 1969 to 1970.

From Tables I and II one should note that the total local payments to state and county governments exceed the total revenue from the state. It would seem that the concept of state aid to local governments has become meaningless in Massachusetts.

In view of Arlington's overwhelming dependence on the property tax as a source of revenue, the town has four alternatives. These are:

1. to reduce municipal expenditures
2. to broaden the property tax base
3. to change the tax structure
4. to develop new sources of revenue

This report will focus on each of these four alternatives since it is these alternatives which have set and will continue to set the guide lines for debate and policy formulation in municipal government.

1. **To reduce municipal expenditures**

The Town of Arlington expended nearly twenty-one (21) million dollars in 1970. This money provided for a wide spectrum of municipal services. A breakdown into major functional areas of expenditure for these services is given below in Table III.

Table III

Town of Arlington Expenditures — 1970*

(by function)

General Administration	$ 657,709.30	3.16
Planning and Community Development	127,092.06	0.61
Public Works and Engineering	3,481,057.94	16.72
Police	1,104,563.00	5.31
Fire	1,282,732.00	6.17
Properties and Natural Resources	457,787.47	2.20
Education	8,780,303.00	42.20
Libraries	495,944.00	2.38
Human Resources	746,914.11	3.69
Pensions, Insurance and Collective Bargaining	1,367,864.69	6.58
Overlay (for Abatements)	729,514.48	3.46
Transportation (MBTA)	595,415.00	2.87
County Government	818,162.96	3.94
Other	148,880.85	0.71
	$20,807,466.66	100.00

*Source: Report of the Finance Committee (1970) and Recapitulation Sheet, Board of Assessors.

The largest category of municipal expenditures is for education represents 42.2% of the total municipal expenditures. This is follow public works and engineering (16.72%), pensions, insurance and coll bargaining (6.58%) fire (6.17%), and police (5.31%).

With this money the town provides its residents with an educationa tem of fifteen (15) schools instructing about 9,400 students, three (3) lib eighteen (18) playgrounds, and a cemetery. In addition, it maintains ap mately 125 miles of streets, sidewalks, water lines, storm and sanitary se and approximately 15,000 trees. It operates seven (7) fire companies wi total force of one hundred twentyone (121) firemen and a police force of ty (90); both of these providing 24 hr./day — 7 day/week services. Furt more, the town provides counseling, inspection, health, drug treatment, ve ans' assistance, and record keeping services for the townspeople. Beyond the town subsidizes the operation of the Metropolitan Mass Transit Sy and the operation of county government.

The above is just a brief summary of the services provided by local ernment. Within each of the areas mentioned one could easily point out eral more specific services.

There are two ways of reducing municipal expenditures: 1) increasing operating efficiency of the organization making the expenditures and 2) creasing the number of services provided with those expenditures. Each these approaches deserves some consideration.

A. Increasing the organizational operating efficiency

The government of the Town of Arlington is structured by two legisla acts: the Town Manager Act of the Town of Arlington, Massachusetts, a the Representative Town Meeting Act. Under these Arlington has a legisla body (the town meeting) presided over by an elected moderator. It has elective administrative bodies or officers (board of selectmen, school comm tee, board of assessors, treasurer-collecter, town clerk and housing authority each of which is charged with a specific area or areas of responsibility. The board of selectmen appoint a town manager who is charged with responsibil for most of the operating departments of the town. Finally, the town meeting may designate specific committees to undertake special projects and appro priate funds for use by such committees.

With this governmental structure, authority over municipal expenditure is not concentrated in one body or individual but rather is diffused among a great number of official bodies and individuals. This pattern of diffused au thority is reinforced by the various state designated agencies and authorities whose bills are paid by municipalities. A breakdown of this authority pattern in terms of municipal expenditures is provided below in Table IV.

TABLE IV

Town of Arlington Expenditures — 1970
(by spending authority)

Spending Authority	Amount	Percentage of total Expenditures
School Committee	$8,780,303.00	42.20
Selectmen and Manager	8,362,416.70	40.19
Metropolitan District Commission	888,068.82	4.27
County Commissioners	818,162.96	3.94
Board of Assessors	767,665.28	3.69
M.B.T.A.	595,415.00	2.87
Treasurer-Collector	233,052.00	1.12
Town Clerk	113,463.00	.54
Finance Committee	81,470.00	.39
Revenue — overestimate deficit	56,519.53	.27
Drug Committee	51,391.28	.24
Personnel Board	18,327.00	.08
Other (includes regional special districts, state auditing and billing charges, appropriation to veterans' groups, reserve fund balance)	41,212.00	.20
	$20,807,466.66	100.00

the school committee and the selectmen & town manager each controls imately forty percent (40%) of municipal expenditures. The remaining ty percent (20%) is controlled by a variety of local, state and regional of officers.

The town manager originally had over twenty separate departments his jurisdiction. As part of a program to streamline the organizational ure of municipal government in Arlington, the town manager has been idating the smaller departments into new large scale departments wide responsibility for municipal services in specific areas. In 1969 the ment of planning and community development was established, followed 0 by the department of properties and natural resources. In addition, 1970 the town manager proposed the establishment of a department man resources, which would combine the departments of youth services, sion, veterans' services, health, and weights and measures and would el proposals at the state and federal levels.

The intention in streamlining the governmental structure in Arlington o introduce greater operating efficiency into the organization. This can be plished through the pooling of personnel, equipment, and material re- ces, through the introduction of new management skills and techniques, through the evaluation of existing practices and programs.

Already in the two years since the new program of consolidation was be- several achievements have been recorded. The department of planning community development has instituted a new permit and inspction fee edule, put forth new fire and building codes, and initiated a new concept planned-unit development zoning. The department of properties and natural ources has improved timekeeping and reporting procedures and is currently erimenting with programs of vandalism reduction, fire prevention, and ntractual cleaning of buildings.

The efforts of these departments will be helpful in keeping costs down, , as was pointed out in Table IV, expenditures under the selectmen and wn manager represent only forty percent (40%) of the total local expendi- ures. Unless the other sixty percent (60%) of the expenditures are kept down, the effect of cost efficiencies in the manager's budget will be wiped out.

B. Reducing municipal services

Another way of reducing municipal expenditures is to eliminate some of the services which the town is presently providing and reject any proposals for new services. The decision to eliminate existing services is not an easy one. Many of the existing services are maintenance services, and to eliminate or postpone them would cost more in the long run. Other services are important because they help to maintain Arlington's image as a desirable residential community. Still others enjoy a clientele who object strongly to the reduction or elimination of that particular service. These and other reasons make the elimination of existing municipal services a difficult task, but not an impossible one. In the coming years increasing consideration should be given to this alternative.

The concept of program budgeting is useful in making the decision to add or delete, to contract or to expand a particular service, since it gives one the exact cost of a particular service and a basis for measuring the effectiveness of that service. For this reason the town has been gradually introducing the concept of the planning program budgeting system (PPBS) into its budgeting process. This system was originally developed within the federal government and has been successfully applied in numerous state and local governments.

Proposals for new municipal services should be given careful consideration. In some areas, such as drug education, the need is apparent. In other areas, such as fire prevention and inspection, the additional service can be provided at no additional cost to the taxpayer through better utilization of personnel. Finally, some services may be justified if there is an indication that such service will bring additional revenue to the town and alleviate the burden

on the taxpayer. An example of this type of additional service is the creation of a redevelopment board, which will be discussed further in the section of the report to which we now turn.

2. **To broaden the property tax base**

Table II indicated that eighty (80) percent of the town's revenue was derived from the property tax. This tax then is the primary source of revenue available to the town. It can be expanded by either broadening the base, i.e. increasing the total assessed value, or by increasing the tax rate. In recent years the latter method has been relied upon as expansion in the tax base has slowed considerably. This has placed an increasing tax burden on the local taxpayer. This situation is not unique to Arlington, for in nearly every community in the state the increase in expenditures has outstripped the growth in revenues. Table V and VI illustrate the comparative position of Arlington and other similar communities in the Boston area.

TABLE V

1970 Actual and Full Value Tax Rates*

Rank	Town or City	Actual Tax Rate 1970	Estimated Assessment Ratio (%) 1970	Estimated Full Value Tax Rate 1970
1	Somerville	$169.30	44	$75.30
2	Cambridge	109.40	63	69.20
3	Malden	134.00	49	65.10
4	Brookline	59.00	99	58.30
5	Newton	113.00	51	58.20
6	Medford	145.00	40	57.60
7	Woburn	129.40	43	56.00
8	Lexington	65.00	83	54.20
9	Watertown	143.00	38	53.70
10	Winchester	52.00	95	49.50
11	Arlington	48.20	98	47.40
12	Melrose	149.20	31	46.30
13	Bedford	84.00	50	46.20
14	Waltham	110.70	40	44.40
15	Burlington	44.00	98	43.10
16	Concord	39.20	100	39.20
17	Wellesley	45.00	86	38.60
18	Belmont	37.00	99	36.80

Table V gives a breakdown of the estimated full value 1970 tax rate which shows Arlington in good position relative to the other communities.

TABLE VI

Per Capita Full Value Assessments, 1969*

Rank	Town or City	Full Value Assessment	Population	Per Capita Full Value Assessment
1	Concord	$157,744,399	14,516	$10,868
2	Wellesley	260,963,040	26,297	9,923
3	Burlington	182,028,650	19,473	9,347
4	Brookline	499,722,386	53,608	9,321
5	Winchester	187,567,500	21,634	8,670
6	Belmont	249,120,500	28,794	8,651
7	Bedford	89,731,779	10,787	8,318
8	Newton	666,842,647	88,514	7,533
9	Lexington	233,847,897	31,388	7,450
10	Waltham	380,829,880	57,134	6,665
11	Arlington	344,032,460	52,482	6,555
12	Melrose	190,071,250	32,105	5,920
13	Watertown	233,271,000	40,115	5,815
14	Woburn	195,393,134	35,149	5,558
15	Cambridge	496,286,031	92,677	5,355
16	Medford	301,974,512	60,429	4,997
17	Malden	223,567,000	56,142	3,982
18	Somerville	303,158,222	86,332	3,511

*Massachusetts Taxpayers Foundation, Inc., 1970 Tax Rates Actual and Full Value; November, 1970

Table VI gives the per capita full value assessments for the same communities. This table is a measure of the strength of the local tax base. Arlington, because it is primarily a residential community with little commercial or industrial property to strengthen its tax base, does not have a strong position. One should note that, with one exception, all of the communities with a lower tax rate than Arlington have a higher per capita full value assessment; i.e., a stronger tax base.

From the above it is evident that as the property tax continues as the principal source of local revenue and as long as municipal expenditures continue their rapid growth, the only way to keep the tax rate down is to expand the property tax base. To do this the town manager will be asking the 1971 town meeting to approve the creation of a local redevelopment board. This board will be charged with responsibility for attracting new revenue producing development to Arlington. This responsibility includes economic and traffic analyses, site selection and acquisition, financing, and negotiations with prospective developers, among other tasks. This board as proposed would report directly to the town manager, selectmen, and town meeting, and all of its actions would be approved by the town meeting.

The establishment of a redevelopment board in Arlington is long overdue. Its acceptance is critical if the town is serious in its desire to keep the tax rate down. It is perhaps the most effective step available to the town in dealing with this problem, since inflation and the tax structure are beyond the control of local government.

3. **To change the tax structure**

Hardly anyone would deny that the tax structure in Massachusetts puts an unfair burden on the property taxpayer. Real property is no longer a measure of wealth, and municipal services are no longer services to property. Yet in Arlington eighty (80) percent of municipal expenditures are financed out of the property tax.

The solution to this problem, however, is not in local hands. Rather it rests with elected representatives at the state and national levels. The Massachusetts Master Tax Commission has issued an interim report and will soon issue its final report on the Massachusetts tax structure. The town's representatives to the General Court should be urged to give this matter their utmost attention and to make a careful determination of its merits and faults. At the national level the Massachusetts congressional delegation has been urged by Arlington officials to give support to the concept of revenue sharing.

4. **To develop new sources of revenue**

In addition to expanding the property tax base and changing the tax structure, the town must also give consideration to a variety of methods which would expand its revenues.

First among these methods would be the application for state and federal program aid. A wide variety of state and federal funds are available for programs in specified areas. Arlington has received state aid for education, youth counseling, veterans' assistance, drug treatment, and housing. Federal aid has been primarily in the area of education. The town will be applying for additional state and federal funding in numerous areas once the new departments have been more firmly established.

A second method would be to increase charges for municipal services. Some progress has already been made in this area with the revision of permit and license inspection fees and with the revision of parking fine schedules. The additional revenue has not been great since these sources of revenue were not

large to begin with, but the approach is significant. It may be that in future years the town will have to seriously consider charging for some municipal services on the basis of cost. Such services as adult education, recreation, library service, and waste disposal might be paid for by user charges in much the same way that the town now charges for water and for street and sidewalk betterments.

Other developments

Aside from the financial problems which confronted Arlington during the course of 1970, several other developments should be noted. In the public works department new garbage and solid waste disposal contracts were negotiated. If additional negotiations in 1971 for a long-term solid waste disposal contract are successful, then this along with the new refuse transfer station will provide a temporary solution to the town's waste disposal problem. The public works equipment replacement program continued during 1970, and several projects were undertaken to improve the physical appearance of the town yard on Grove Street.

An agreement was reached in collective bargaining with town employees during 1970. Employees were granted a seven (7) percent general wage increase, and funds were appropriated for an improved health insurance program.

Summary

This report has been a brief overview of the problems confronting the town during 1970 and the programs undertaken by departments under the jurisdiction of the town manager. Considerable progress was made during 1970 in consolidating and streamlining the administrative structure of town government and in introducing new management techniques into the operation of town departments.

The financial picture which emerges is not encouraging, but with public awareness of the problem and intelligent discussion of the issues at all levels of government, the opportunity for substantial reform of local government and local tax structures may be near at hand. With substantial revenue sharing from the state and federal governments, meaningful home rule from the state government, continual reorganization of our town government, and community development and redevelopment at the local level, Arlington can survive the financial crisis which it currently faces.

Report of the Town Clerk's Department

To the Citizens of Arlington:

The following annual report of the Town Clerk for the year ending December 31, 1970, is herewith submitted, in accordance with Section 3 of Article 3 of the Town's By-Laws.

The total amount collected by the department during the year and deposited with the Town Treasurer was $20,699.01, an increase of $473.15 over the previous year. Included in the total amount was $6,225.85 for conservation licenses and $5,605.00 for dog licenses.

The breakdown of fees collected is as follows:

Marriage Intentions	$ 1,477.22
Filing Fees (Financing Statements, etc.)	3,095.94
Miscellaneous Certificates	3,369.80
Pole Location Orders	260.95
Miscellaneous Licenses	128.00
Renewals of Gasoline Permits	23.00
Miscellaneous Books	499.25
Duplicate Dog Tags	14.00
Dog Licenses	5,605.00
Conservation Licenses	6,225.85
TOTAL	$20,699.01

DOG LICENSES

1,219 Males (1 free)	@ $2.00	$ 2,436.00
257 Females	@ 5.00	1,285.00
931 Spayed Females	@ 2.00	1,862.00
8 Transfers	@ .25	2.00
2 Kennel	@ 10.00	20.00
2,417 Licenses Issued		$ 5,605.00
Paid to County Treasurer, Licenses		$ 5,001.00
Paid to Town Treasurer, Fees		$ 604.00

CONSERVATION LICENSES

602 Resident Citizen Fishing	@ $ 5.25	$ 3,160.50
200 Resident Citizen Hunting	@ $ 5.25	1,050.00
150 Resident Citizen Sporting	@ $ 8.25	1,237.50
93 Resident Citizen Minor Fishing	@ $ 3.25	302.25
78 Resident Citizen Female Fishing	@ $ 4.25	331.50
1 Resident Citizen Trapping	@ $ 8.75	8.75
3 Special Non-Resident Fishing	@ $ 5.25	15.75

ATTACHMENT "B"

Chap. 738. AN ACT PROVIDING FOR A REDEVELOPMENT BOARD AND ABOLISHING THE PLANNING BOARD AND BOARD OF PUBLIC WELFARE IN THE TOWN OF ARLINGTON.

Be it enacted, etc., as follows:

SECTION 1. Chapter 503 of the acts of 1952 is hereby amended by striking out section 17 and inserting in place thereof the following section: —

Section 17. Appointment of Redevelopment Board. — The redevelopment board shall consist of five members, four to be appointed by the town manager, subject to the approval of the board of selectmen, and one to be appointed by the department of community affairs, hereinafter in this section referred to as the department. One of said persons shall be appointed to serve for an initial term of one year, two of said persons shall be appointed to serve for an initial term of two years and one of said persons shall be appointed to serve for an initial term of three years. The member appointed by the department shall serve for an initial term of three years. Thereafter, as the term of a member expires, his successor shall be appointed in the same manner and by the same body for a term of three years from such expiration. The members shall serve until their respective successors are appointed and qualified. If for any reason a vacancy occurs in the membership of the redevelopment board, the vacancy shall be filled forthwith in the same manner and by the same body for the unexpired term. The town manager may make or receive written charges against, and may accept the written resignation of, any member appointed by the town manager or a former town manager or may, after hearing and with the approval of the board of selectmen, remove any such member because of inefficiency, neglect of duty or misconduct in office. Such member shall be given, not less than fourteen days before the date set for such hearing, a copy in writing of the charges against him and written notice of the date and place of the hearing to be held thereon, and at the hearing he shall be given the opportunity to be represented by counsel and to be heard in his defense. The town manager may make and receive written charges against the member of the redevelopment board appointed by the department and refer the same to the department which will proceed in the same manner as the town manager and the board of selectmen. Pending final action upon such charges, the officer or officers having the power to remove such member may temporarily suspend him, provided they shall immediately reinstate him in office if they find such charges have not been substantiated, and may appoint a person to perform the duties of such suspended member until he is reinstated or removed and his successor is qualified. In case of any such removal, the removing authority shall forthwith deliver to the clerk of the town attested copies of such charges and of its findings thereon and the clerk shall cause the same to be filed with the department and the state secretary. Membership shall be restricted to residents of the town and a member who ceases to be a resident of the town shall be deemed to have resigned effective upon the date of his change of residence.

Members of the board shall be sworn to the faithful performance of their duties by the town clerk or a justice of the peace. The board shall organize for the proper conduct of its duties, shall elect from among its members a chairman and a vice-chairman, shall appoint such other

officers and agents as it deems necessary, shall determine their respective duties and may delegate to one or more of its members, officers or agents such powers and duties as it deems necessary or proper for the carrying out of any action determined upon by it. The director of planning and community development, hereinafter called the director, shall be ex officio the secretary of the board. The director shall be appointed by the town manager to serve at his pleasure; neither chapter thirty-one of the General Laws nor any rule made thereunder shall apply to the director.

The town, acting by and through the redevelopment board, shall, except as herein specifically provided otherwise, be and have all the powers of an operating agency subject to the limitations provided in sections forty-five to fifty-nine, inclusive, of chapter one hundred and twenty-one B of the General Laws, and have such further powers and be subject to such further limitations as would from time to time be applicable to a redevelopment authority if such an authority had been organized in the town; provided, however, that notwithstanding sections eleven, forty-seven and forty-eight of said chapter one hundred and twenty-one B, no urban renewal project or rehabilitation project shall be undertaken by the redevelopment board, nor shall any property be acquired for any such project by eminent domain or otherwise, until the plan for such project has been approved by an annual or special town meeting; and provided further, that the redevelopment board shall not borrow or agree to borrow money without the approval of an annual or special town meeting. Without limiting the generality of the foregoing, the town, with the approval of an annual or special town meeting, may raise and appropriate, or may borrow, or may agree to raise and appropriate or to borrow, or may do or agree to do other things, with or without consideration, in aid of any project or activity planned or undertaken by the redevelopment board to the same extent and subject to the same limitations as if the board were a redevelopment authority. Nothing herein shall, however, alter or limit the powers and rights of the town or any other operating agency therein with respect to the powers and limitations in sections twenty-five to forty-four, inclusive, of said chapter one hundred and twenty-one B.

SECTION 2. Upon the effective date of this act the terms of office of the members of the planning board of the town shall be terminated. The redevelopment board shall have all the powers and perform all the duties heretofore conferred or imposed on the town planning board by statute or by-law or otherwise and shall further have the powers and perform the duties from time to time hereafter conferred or imposed by statute or by-law or otherwise on planning boards of towns in the commonwealth established under the provisions of section seventy of chapter forty-one. All property in the care and custody of the planning board and all appropriations of the town for the use of the planning board shall be transferred to the care and custody of and vested in the redevelopment board; and for all purposes, including without limitation those of chapters forty-one and one hundred and twenty-one B of the General Laws, the redevelopment board shall be deemed to be a continuation of the existing planning board of the town.

SECTION 3. Said chapter five hundred and three is hereby further amended by striking out section eighteen.

SECTION 4. This act shall take effect upon passage.

Approved September 9, 1971.

S 1825

Chapter 731.

THE COMMONWEALTH OF MASSACHUSETTS

In the Year One Thousand Nine Hundred and Seventy- three

RECEIVED
SEP 11 10 29 AM '73
TOWN CLERK'S OFFICE
ARLINGTON, MASS.

AN ACT PROVIDING ADDITIONAL POWERS AND DUTIES FOR THE REDEVELOPMENT BOARD IN THE TOWN OF ARLINGTON.

Be it enacted by the Senate and House of Representatives in General Court assembled, and by the authority of the same, as follows:

SECTION 1. Chapter 738 of the acts of 1971 is hereby amended by striking out section 2 and inserting in place thereof the following section:-

Section 2. The redevelopment board shall have all the powers and perform all the duties presently or from time to time hereafter conferred or imposed by statute or by-law or otherwise on planning boards of towns in the commonwealth established under the provisions of section eighty-one A of chapter forty-one of the General Laws and the town of Arlington shall be deemed to have a planning board established under said section eighty-one A and shall be empowered to take such actions and shall have such powers and perform such duties as if it had established a planning board under said section eighty-one A, except that the redevelopment board shall not have any of the powers or perform any of the duties of, or in conflict with the powers or duties of, a board of survey all of which powers and duties shall continue to be exercised and performed by the board of selectmen constituted as a board of survey unless and until such town by vote of a town meeting shall vote to terminate the existence of the board of survey or to accept the provisions of the subdivision control law contained in sections eighty-one K to eighty-one GG, inclusive, of said chapter forty-one and any amendments thereof or additions thereto, and the subdivision control law shall not be or be deemed to be in effect in such town unless and until such town by vote of a town meeting shall vote to accept the provisions thereof.

SECTION 2. This act shall take effect upon its passage.

House of Representatives, August 15, 1973.

Passed to be enacted, David M. Bartley, Speaker.

S 1825A

In Senate, August 15, 1973.

Passed to be enacted, Russell B. Pulliam President.

September 4, 1973.

Approved,

at 3 o'clock and 40 minutes, P. M.

Francis Sargent
Governor.

ATTACHMENT "C"

Zoning By-Law

for the

Town of Arlington

MASSACHUSETTS



as amended to

December 1971

(d) All permitted signs may be illuminated by white or blue non-flashing lights.

Section 15-3.5. Site-Plan Approval

No new buildings shall be constructed nor shall any existing building be altered, enlarged or reconstructed until an application for site plan review has been filed with the Zoning Board of Appeals and with the office of the Town Clerk. The application shall include the material listed in Section 9(c) together with sufficient written material to support an affimative finding by the Zoning Board of Appeals for the following conditions:

1. The proposed use is necessary to meet the medical needs of the community.

2. The site of the structure or use is in an appropriate location.

3. The use when developed will not adversely affect the neighborhood and the abutting zoning districts.

4. That ingress and egress for traffic flow is designed properly so that there will be no serious hazard to vehicles or pedestrians.

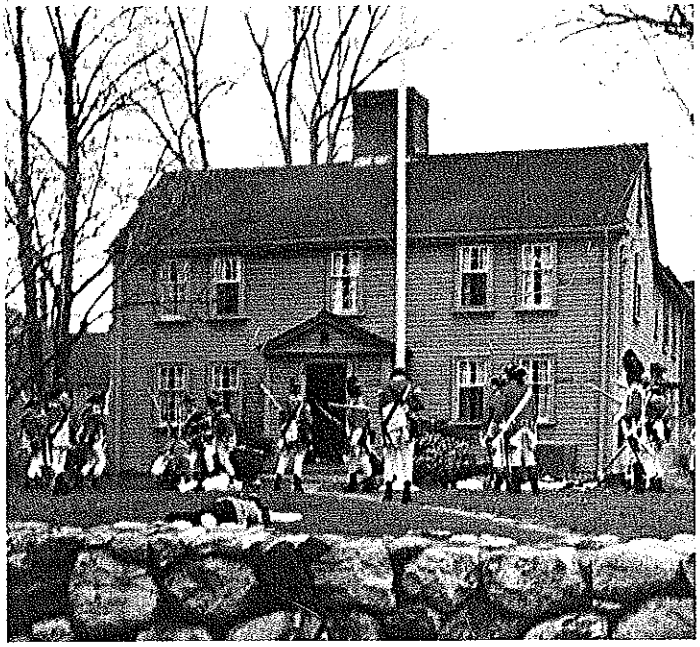
5. That appropriate and adequate parking facilities are provided for each use and structure in the district.

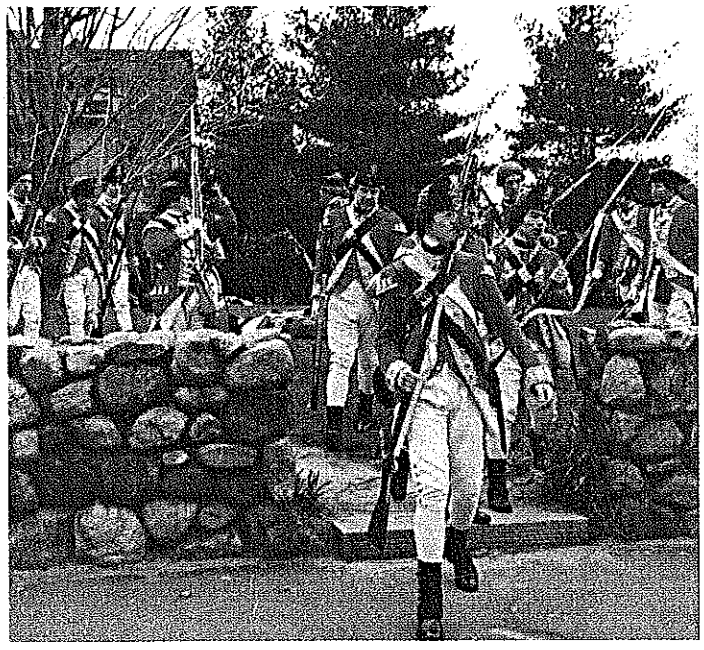
At the time of filing an application with the Zoning Board of Appeals, the applicant shall also file duplicate copies of all materials, maps, and data with the Arlington Redevelopment Board and the Department of Planning and Community Development. Before granting a special permit for a site plan approval, the Zoning Board of Appeals shall hold a public hearing, notice of which shall be given in accordance with the provisions of 40A and local by-laws. The Zoning Board of Appeals shall make its finding within sixty (60) days from the date of application. If the Zoning Board of Appeals fails to issue its finding within sixty (60) days, the site plan shall be deemed approved and a special permit granted. The Department of Planning and Community Development and the Redevelopment Board shall have an opportunity to prepare written reports with recommendations to be submitted to the Zoning Board of Appeals before or at the public hearing. The failure of either the Redevelopment Board or the Department of Planning and Community Development to submit written reports or to give an oral report at the public hearing shall not invalidate action by the Zoning Board of Appeals. A favorable decision by the Zoning Board of Appeals shall require the affirmative votes of all members.

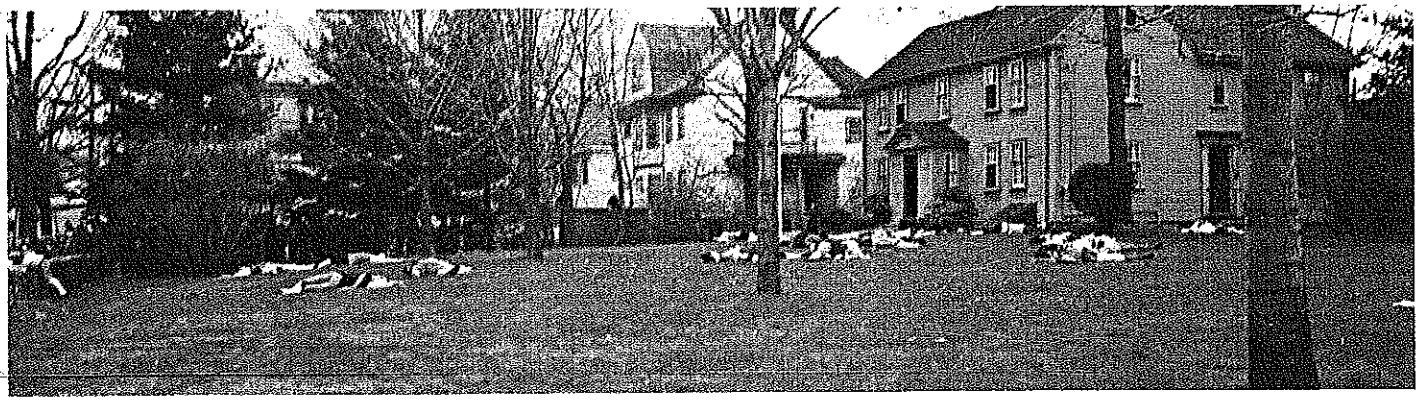
ATTACHMENT "D"

1975 Annual Report
Town of Arlington, Massachusetts









The Defense of Liberty is Our Ancestral Heritage

BOARD OF SELECTMEN

Since early colonial times the board of selectmen have made an annual report of the activities of the town to its citizens. We recognize our great many responsibilities and duties and we have tried to carry out our obligations for the best interest of the town.

This past year shall be remembered for its challenges, opportunities and problems. Inflation continued to increase costs of materials, services and expenses to operate the town. The town, the commonwealth and the nation experienced one of the most severe recessions in several decades.

Unemployment across the state reached the 14% mark. Approximately 10% of Arlington residents were unemployed. This rate of unemployment was reflected in the increase in applications from residents and others who wished to be considered for employment by the town. We were able to provide employment to some individuals through the Comprehensive Employment Training Act known as CETA which is a locally administered federally funded program. Approximately 77 individuals were placed in jobs over the course of the year, while another several hundred were provided counseling and assistance in finding employment outside the town.

It is interesting to read about the economy one hundred years ago from the annual report of 1875, "and looking back over the past twelve months, a period in which every branch of industry has suffered from general depression, our factories discharging their help, and reducing the payroll of the fortunate few who remained to the lowest living point, laborers constantly besieging us for work, in numbers far beyond the practical requirements of the town".

At the town election held in March, Robert B. Walsh was reelected to a three year term, and Ann Mahon Powers was elected to a three year term filling the position previously held by Harry P. McCabe, who did not seek reelection. Shortly after the election Margaret H. Spengler was elected chairman of the board, the first woman to hold this position in the town. George K. Rugg was elected vice-chairman.

SPECIAL REVENUE SHARING

One of the highlights of the year was receipt of a letter from the President of the United States congratulating the town on being one of the first communities in the country to apply for and receive approval on their special revenue sharing application. This award is the result of considerable action by the town manager and the board of selectmen to make towns with populations of 50,000 eligible for special block grant funds. These efforts included testimony by the town manager before a Congressional committee urging an amendment to the special revenue sharing legislation of 1974. There were frequent consultations with our Congressional delegation. Arlington became one of a handful of towns in Massachusetts to receive this award of funds directly. The first year's 1975 allotment was $141,000 and as funding is appropriated by Congress, Arlington expects to receive in excess of $2.5 million over a six year period. Although the funds are to be expended under the direction of the selectmen and town manager, the program was developed with the assistance of a citizens advisory committee. The first year plan calls for further human needs study, a home improvement loan assistance program and a land acquisition fund. Town meeting members voted to approve acquisition of land on the Mystic Lakes which is referred to as "the window on the Mystic", also a substantial parcel of land adjacent to the high school. In addition to the funds appropriated by the town, the selectmen and town manager have approved the use of $50,000 of special revenue sharing funds towards the acquisitions.



L. to R: George K. Rugg, Ann Mahon Powers, Margaret H. Spengler, Chairwoman, Arthur D. Saul, and Robert B. Walsh

RAPID TRANSIT

As a result of the energy crisis, officials at the federal and state levels are placing a greater priority on the use of public transportation. In 1975 the extension of rapid transit from Harvard Square to the northwest corridor, under consideration for 30 years, now is achieving more serious recognition at the state level. Plans advanced to a

point that state transportation officials requested that we establish station task force advisory committees for Arlington center and Arlington heights. Citizen representatives were also appointed to the Cambridge Alewife task force station study committee.

Working with Alan McClennen, director of the town's planning and community development department, the board of selectmen redrafted a town policy on the Red Line transit line into Arlington. The statement indicates that the town will accept the Red Line if it is built underground in a cut and cover formation. It is the position of the board that the Red Line must ultimately extend to Route 128. Rapid transit is viewed as a necessary catalyst for economic development in the business districts of the town.

The efforts of the redevelopment board and planning department resulted in the new town zoning bylaw adoption by the town meeting in October 1975. This new zoning bylaw, one of the most modern zoning bylaws in the state, is the first complete revision since 1924.

It provides the town with ample controls and yet is flexible enough to allow growth and redevelopment that will preserve the character of the town.

One of the major issues of the year was the proposed renovation of Arlington High School. It was the subject of two special town meetings, one in January and one in April. On both occasions the town meeting members voted approval of the $19 million project. The state would have funded 65% of costs. Twice the question was presented to the voters at special referendum elections and was rejected. In December 1975, the New England Association of Schools and Colleges placed Arlington High School on probation. Unless the community takes positive action to correct the facilities problem, the school could face loss of accreditation. The selectmen, town manager, permanent building committee and school committee are concerned at the crisis that results from these actions.

BICENTENNIAL ACTIVITIES

It was a most active year for bicentennial celebrations and activities. The Arlington bicentennial planning committee is to be commended for the excellent programs and events presented for Arlington's celebration. All events were planned to make citizens more aware of the history and heritage of the town. We thank Patricia Fitzmaurice and George "Brud" Faulkner, co-chairpersons of the bicentennial planning committee for their untiring efforts, exceptional interest and leadership in guiding the committee's activities.

The Patriots' Day parade, one of the largest bicentennial parades held in the country attracted an estimated 250,000 viewers. The security requirements necessitated extra assistance from state police, metropolitan police and police from neighboring communities. The town also utilized a



Elaine Kahan

helicopter for increased supervision and public safety control for traffic, both pedestrian and vehicular. The Patriots' Day parade committee and in particular its chairman, Mark Kahan and his wife Elaine, are to be thanked for their efforts in making this project an outstanding success.

There were numerous other bicentennial activities, all of which required great citizen participation. The board of selectmen express their appreciation to those who provided the community with many outstanding bicentennial programs and events.

The board of selectmen initiated three programs to mark the bicentennial years, the refurbishing of the town hall, the honors awards and the ceremonial town meeting. Three citizen committees were appointed to carry out these programs. Funds appropriated by the town meeting and an $8,000 grant awarded by the state bicentennial commission were used by the refurbishing committee to redecorate and do some restoration in the town hall.

The selectmen designed and voted four awards to honor citizens for their contributions to the community. The awards were named to honor former contributing members of this community — the Robbins Award honors the Robbins family, the Dallin Award recalls the civic activities of Vittoria and Cyrus Dallin, the Wilson Award honors Uncle Sam, and the fourth award is the Good Citizenship

Award. The awards committee, a group of five citizens, will consider nominations and make the appropriate awards to their fellow citizens.

To mark the long history of the town meeting in our community, the Selectmen appointed a 15 member committee to prepare a ceremonial town meeting to be held outside during the 1976 year of celebration.

ADMINISTRATION

The good news this year to the property owners and other taxpayers was that there was no tax increase. This was the result of action by the board and efforts of the town manager and department heads in holding the line while striving to increase efficiency of operations.

One of the more serious effects of inflation resulted in the substantial increase in the medical insurance costs for town employees. The bids received indicated that health insurance costs increased approximately 40% over the previous year without adding additional coverage.

We found that we had no choice but to accept the increase in order to protect our employees. As a result, the board established an advisory committee on self-insurance who are looking into the alternative of the town becoming self-insured. Under present law, communities in Massachusetts are not allowed to become self-insured as is the case in the private sector; however we are committed to working to change present legislation.

The matter of vandalism in the community, both in the public and private sector, has caused much concern. After considerable discussion with the town manager, an advisory committee on vandalism was established to survey the scope of the problem. The final report received in December was an excellent document and we commend the individuals who served on the committee for their valuable work. The Board intends to hold a series of meetings with various groups, organizations and officials in 1976 to discuss a total community effort to reduce vandalism.

Last year we reported that we were formalizing various policy and procedures of previous Boards. To date, over 41 items have been documented and approved.

As we began to develop new zoning policies to guide the future growth and development of the town, it became apparent that the attitudes and opinions of the citizens were needed.

Dr. Lawrence Susskind of MIT, department of urban planning, was contacted by the board of selectmen and invited to set up a citizen-based planning process in Arlington. The purpose of this program was to give citizens an opportunity to influence policy and help to set priorities. Dr. Susskind presented the proposal to town meeting members at a meeting of the board of selectmen.

From this meeting evolved the process now known as the Citizens Involvement Committee. During this past year the CIC conducted a town wide survey on six community issues. MIT staff and funding was made available for this study. The selectmen used special revenue sharing funds for the survey on human needs and land use. There is expectation that the CIC will provide substantial input into policies and priority setting. Appreciation must be expressed to the citizens and the staff of MIT for this valuable contribution. Our particular thanks go to Dr. Susskind and William Grannan, chairman of CIC.

We wish to thank the town manager, Donald R. Marquis, for the continued high caliber performance of his professional responsibilities. We express appreciation for his persistent and successful actions in obtaining federal funds for Arlington. We further commend him for the new performance budget procedures and his efforts to increase productivity and efficiency in the delivery of town services.

Alan McClennen, director of the department of planning and community development, met with the board of selectmen on a regular basis this year keeping members informed on redevelopment, zoning, rapid transit and long range planning. We express our appreciation to him and the redevelopment board for their cooperation and we look forward to working together for the new era of renewal of Arlington's business districts.

To Fred Pitcher, our executive secretary, and our office staff, we acknowledge with appreciation the excellence of their work and their cooperation in a year that demanded extraordinary efforts.

Finally to the citizens who volunteered so many of their hours on committees, boards and commissions of the town, a sincere word of appreciation. Your participation is a vital cog in the function of town government. To all town employees, our appreciation must be expressed for keeping the fine quality of government services known to Arlington. Arlington's reputation has been built on your loyal contributions and faithful service.

The American Revolution was one of the most important events to occur in history. As we celebrate our 200th Anniversary the world looks to us as the lead example of democracy. Participation in government in a democracy means an attitude, a moral view and a willingness to assume civic responsibility. Our democratic government depends upon its people and the time they invest to make it work. As a community, let us all celebrate the events of independence through vigorous participation in government.

control; this year we reduced our budget by $300,000 over last year's appropriations. We cannot continue to do this in the future unless we cut services. After including salary and wage increases for all town employees, including school department personnel, the recommended school budget is up by 14.1%, all other town budgets are up by 6.5%, and the budgets under the town manager and board of selectmen are up by 1.8%. In order to hold the tax rate down, all town departments must trim their budgets, and the state must stop passing the cost of state mandated programs down to the local level.

It would appear that the years ahead will not be easy ones. The failure to address our problems, however, may mean fiscal disaster for local government. Let us all work together productively in the years ahead to shape the type of community that benefits and serves all of us.

HISTORY AND ROLE OF THE TOWN MANAGER FORM OF GOVERNMENT

An annual report designed to relate the past with the present and the present with the future could not be complete without some discussion concerning the town manager form of government. Arlington, by special act, adopted the present structure by referendum in 1952. Today, over 51 million other Americans live in communities governed by a manager plan. Since the establishment of the manager plan sixty eight years ago, it has become the most popular form of local government in the United States. Over 55% of the communities with a population of 25,000 or more have adopted the plan. In Arlington, our form of government is bolstered by a representative town meeting, which strengthens democratic principles.

The town manager plan is designed to provide professional knowledge as well as democracy in governmental operations. The manager, a trained public administrator, is appointed by the board of selectmen to serve as administrative head of the community. Broadly speaking, the division of responsibility and authority vested in the selectmen and the manager rests in policy formulation and administration, respectively. Government students are in agreement, however, that no strict line of demarcation can be drawn between policy and administration, that between the two lies a gray area in which the administrator and the legislators must necessarily function. The primary duty of the manager is to keep the selectmen well informed on all town business and to advise and make recommendations concerning all town policies. The selectmen may or may not follow the manager's recommendations; nevertheless, it is their duty to consider these recommendations and to weigh all factors before formulating general policy. In addition, it is one of the primary duties of the selectmen to give general direction and guidance to the manager. The manager has jurisdiction over all departmental activities; he appoints all department heads, and these department heads, in turn, are directly responsible to him. As general overseer of all town employees and operations, the manager is also responsible for planning, organizing, directing, controlling, and coordinating all department activities. In summary then, under the town manager form of government, the board of selectmen is responsible and responsive to the citizens, and the manager is directly responsible to the selectmen for overall administration and coordination of all town activities. Within this conceptual and structural framework lies one of the most important premises of the town manager form of government: the integration of professionalism with democracy.

In concluding this report for 1975, I wish to thank the members of the board of selectmen for their continued assistance and guidance. The programs and projects in our 1976 budget can be realized only through the cooperation and coordinated efforts of many people, specifically, the selectmen, town manager, boards and commissions, citizen advisory groups, town meeting members, department heads, employees, and finally, the citizens. In the past, these people have shown a high degree of interest which we hope will continue in the future.



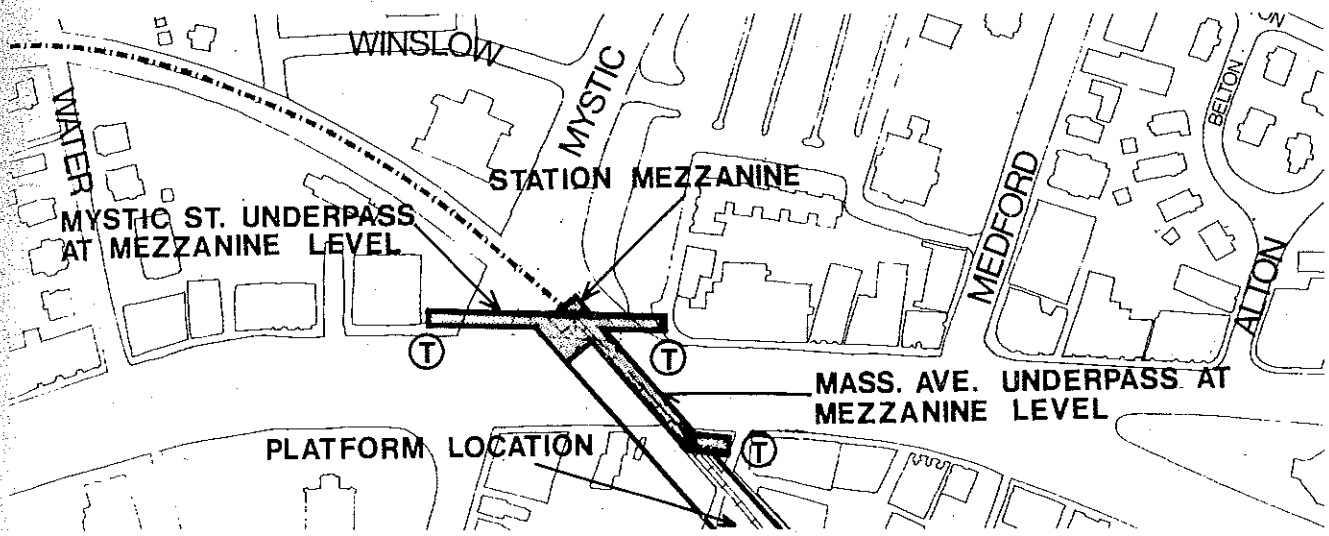


Illustration of Proposed Red Line Station Configuration, Arlington Center

PLANNING AND COMMUNITY DEVELOPMENT AND REDEVELOPMENT BOARD

The Arlington redevelopment board and the department of planning and community development have concluded a milestone year in planning for the future development of the town. The board and department have worked closely as a team on a number of critical issues.

ZONING BYLAW

The first completely new zoning bylaw in 50 years was unanimously passed at the October special town meeting. The new bylaw is the result of three years of intensive analysis of the community including an evaluation of each parcel of land. It has a readable text and a carefully prepared zoning map tailored to the needs of Arlington's citizens according to current land uses. The new bylaw eliminates the inconsistencies, confusion and conflicts of the old bylaw which had been amended numerous times since 1924.

The new zoning bylaw is a modern, land-use management tool designed to encourage efficient and equitable growth patterns in Arlington. Zoning is the most effective way for a community to control its land use and physical environment. Approval of this bylaw places Arlington in prominence as one of the most advanced communities in Massachusetts with its land use control mechanisms. Procedures were established to review future major development proposals and insure that any new projects will be compatible with the long term growth of the town.

The board and department worked closely with the legislature this year to secure a revision of the zoning act finally passed as Chapter 808 late in December. The town's bylaw was carefully drafted to provide for the changes permitted under Chapter 808. These provisions will be formally submitted for adoption at the annual town meeting in 1976. If adopted, these amendments will provide for the permit-granting authority for complex projects to be transferred to the Arlington redevelopment board for the detailed environmental review as required. The redevelopment board has the staff support from the department of planning and community development for research and assistance on these matters. The department will continue to research and make recommendations to the zoning board of appeals on each individual case before that board.

THE RED LINE AND TRAFFIC

A second milestone activity closely related to future growth and development in Arlington is the work being planned on the MBTA Red Line extension out of Harvard Square through Arlington. The Mill Brook Valley/Arlington Center Plan and the zoning bylaw were both developed in close association with the Red Line proposal. A draft policy position on the Red Line was prepared by the board and department and adopted by the selectmen. In addition, we have been in continuous contact with state officials to insure that this important regional facility will provide maximum benefit to the town. The town's two task forces and its representatives to the Alewife Task Force have been meeting at least biweekly for over a year with MBTA representatives and their consultants. These meetings have allowed the town to become familiar with the details and the possible impacts, visual, aural and physical, that such an extension would have. In addition, they have provided a forum for the town to voice its demands on the alignment and configuration of the Red Line through Arlington.

The town's continued support of the Red Line extension between Harvard Square and Route 128 is contingent upon agreement between the town and the MBTA on many issues. The concept of a balanced transportation system to eliminate total dependence on the automobile is the primary goal. Since 1973, the town has supported the Red Line extension from Harvard Square via Porter and Davis Squares, Alewife Brook, through Arlington to Route 128 in Lexington. The extension will be funded 80% by federal funds and 20% by a state transportation bond issue that has already been authorized. The federal funds are monies that were originally set aside for the construction of highways such as the Route 2 extension and the Inner Belt in Cambridge which have now been abandoned. Since these highways would have had an impact on Arlington, the town feels that a portion of the funds should be used to improve the town-wide transportation system.

The town's position has been that the Red Line shall be completely underground along the Boston and Maine Railroad right-of-way with stations at Arlington Center and Arlington Heights. The removal of the surface railroad and the construction of the underground transit line will provide Arlington with an opportunity to develop a linear auto-free park, between 60- and 100-feet wide along the right-of-way from Thorndike Park in East Arlington to Hurd's Field at Arlington Heights. The transit station in Arlington Center will allow the town to develop the Center into a modern commercial area that has long been desired. The details on an Arlington Heights station, including its size and location, must still await the results of another study known as the Lexington Area Transportation Improvements Study.

We feel that the Red Line is the most significant issue presently confronting the town. It provides opportunities as well as liabilities. The position taken by the board and the department has been to demand a facility that maximizes the benefits to the town.

SPECIAL REVENUE SHARING

Arlington was one of the first communities in Massachusetts to apply for and receive approval from the department of housing and urban development on its application for Special Revenue Sharing. This year's entitlement of $141,000 was allocated to a land acquisition program, a study of social services needs, and a home improvement loan program for low- and moderate-income families. Town meeting approved the purchase of two parcels of land with the financial assistance of Special Revenue Sharing. The first is a three-acre parcel, known as the "Window on the Mystic Lake" and located between Mystic Street and the Upper Mystic Lake. The property is the last remaining open piece of land in Arlington adjacent to the lake. It will be used for conservation purposes. The second parcel is a piece of land adjacent to the high school. This land will be used to ultimately improve the land area surrounding the school.



Members of the Arlington Redevelopment Board. Seated L. to R.: Phillip J. McCarthy, Joseph F. Tulimieri, Stephen Pekich, and Edward Tsoi. Standing L. to R.: Alan McClennen, director of planning and community development department and Robert Sheehan.

In accordance with requests from the Citizens' Advisory Committee, the needs for certain social services in the town were analyzed. The first part of that study was completed in December and a booklet, "Arlington Information Directory: A Guide to Available Services, Community Agencies and Organizations", was published. The second part of the study was completed in January 1976 and presents human services needs from the perspective of the agencies in Arlington currently providing these services. These two studies were done by the staff of the department of human resources and were partially funded under Special Revenue Sharing. A third element consisted of the social services survey conducted by the citizens' involvement committee, the results of which were presented at a town-wide meeting in January 1976. The home improvement loan program is expected to begin late in 1976 and will combine the limited funds allocated to it in 1975 with 1976 funding. The program will be aimed at the rehabilitation of private residences owned by low- and moderate-income families which are in violation of the housing code.

DESIGN OR MODEL BLOCK

Following the adoption of the new zoning bylaw, we started regular monthly meetings with members from the Arlington Chamber of Commerce to coordinate efforts to upgrade the physical and visual aspects of Arlington business areas. Several vacancies and impending occupancies led the board to delineate one particular block between Medford and Alton Streets along Broadway as the so-called "Model Block". The firm Vision, Inc., was engaged to develop a design concept for the block including maintenance of the original facades and recommendations regarding color, awning and sign treatment for each store. The resulting work is to be used in clinics with each storeowner. The ultimate goal of this program is to recreate the visual

ATTACHMENT "E"

Report to Arlington Town Meeting April 22, 1991

WARRANT ARTICLE 12 Special Permit Granting Authorities

This article was submitted by the Redevelopment Board. It proposes to formally adopt procedures that have been in effect since 1976. Prior to that time, all special permits were acted upon by the Zoning Board of Appeals. In 1976, the Redevelopment Board was given the responsibility for acting on special permits that were subject to environmental design review. The bylaw does not always make the appropriate reference to the two boards. Article 12 makes all the references consistent.

During the ensuing fourteen years, the Building Inspector and the Redevelopment Board have also agreed that a number of other types of special permits should be acted upon by the Redevelopment Board when it is hearing an environmental design review case. This warrant article proposes to amend the Bylaw to formalize that procedure.

An additional reference was discovered since the printing of the warrant. We recommend that it also be changed. The additional change is in Section 9.06 and the text is shaded in the vote below. A comma has been added to correct the punctuation in the phrase ", or in cases subject to Section 11.06, the ARB."

In accordance with Massachusetts General Laws Chapter 40A and the Arlington Zoning Bylaw, a public hearing on articles which amend the Zoning Bylaw was held by the Arlington Redevelopment Board on March 11, 1991. No comments were received from the public concerning this article.

VOTE ON THE ARTICLE

VOTED: That the Town vote to amend the Zoning Bylaw in the following ways,

in Article 2, Definitions, Section 2.01, insert the following definition immediately following the definition of "Special Permit" and immediately before the definition of "Story",

"Special Permit Granting Authority:
The Zoning Board of Appeals, or in the case of a special permit which qualifies for Environmental Design Review under Section 11.06 of the Zoning Bylaw, the Arlington Redevelopment Board.",

and in Article 6, Section 6.03,a in the second sentence by inserting immediately after the words "The ZBA," the words ", or in cases subject to Section 11.06, the ARB,",

and in Article 6, Section 6.05,b by deleting the words "Board of Appeals" and inserting in place thereof the words, "ZBA, or in cases subject to Section 11.06, the ARB",

and in Article 6, Section 6.12,d by inserting immediately after the words "The ZBA" the words ", or in cases subject to Section 11.06, the ARB",

and in Article 6, Section 6.29 in the first sentence by inserting immediately after the words "The ZBA" the words ", or in cases subject to Section 11.06, the ARB",

and in Article 7, Section 7.09 in the first sentence by inserting immediately after the words "The ZBA" the words ", or in cases subject to Section 11.06, the ARB", and in the second sentence by deleting the words "Board of Appeals" and inserting in place thereof the words, "ZBA or ARB as appropriate", and in the second paragraph by adding at the end of the last sentence, before the period, the words, ", and if subject to ARB approval, the ARB shall not act until it receives comment from the Department of Planning and Community Development",

and in Article 8, Section 8.05 by inserting immediately after the words "The ZBA" the words ", or in cases subject to Section 11.06, the ARB",

and in Article 8, Section 8.06 in the first sentence by inserting immediately after the words "The ZBA" the words ", or in cases subject to Section 11.06, the ARB",

and in Article 8, Section 8.11 by inserting immediately after the words "The ZBA" the words ", or in cases subject to Section 11.06, the ARB",

and in Article 8, Section 8.12,n by inserting immediately after the words "The ZBA" the words ", or in cases subject to Section 11.06, the ARB",

and in Article 9, Section 9.06 a. by inserting immediately after the words "The ZBA" the words ", or in cases subject to Section 11.06, the ARB",

and in Article 10, Section 10.11,c in the first sentence by inserting immediately after the words "In order that the ZBA" the words ", or in cases subject to Section 11.06, the ARB", and immediately after the words, "in duplicate to the ZBA" by inserting the words, ", or the ARB as appropriate,",

and in Article 11, Section 11.03 by deleting the words, "Zoning Board of Appeals" and inserting in place thereof the words, "ZBA",

Article 13 **Concerning Bed and Breakfasts**

To see if the Town will vote to amend the Zoning Bylaw in the following ways,

In Article 5, Section 5.04, Table of Use Regulations, by adding the following uses immediately following use 1.10,

"1.11
Conversion of one or two family dwelling to licensed bed and breakfast

R0	R1	R2	R3	R4	R5	R6	R7	B1	B2
SP	SP	SP	SP	SP	SP	SP	SP	SP	SP

B3	B4	B5	H	PUD	I	T
SP	SP	SP				

1.12
Conversion of one or two family dwelling to licensed bed and breakfast home

R0	R1	R2	R3	R4	R5	R6	R7	B1	B2
SP	SP	SP	SP	SP	SP	SP	SP	SP	SP

B3	B4	B5	H	PUD	I	T
SP	SP	SP				

and in Article 2, Definitions, immediately after the definition of Basement,

"Bed and Breakfast:
A dwelling in which lodging units are rented and breakfast is served to the people occupying the lodging units, and which has a resident owner or manager.

Bed and Breakfast Home:
A bed and breakfast occupied and operated by the owner and in which no more than three lodging units are available for rent.",

and in Article 2, Definitions, in the definition of Lodging Unit, in the second sentence, immediately after the words "boarding houses," by adding the words "bed and breakfasts, bed and breakfast homes,",

and in Article 2, Definitions, in the definition of Dwelling, in the second sentence, immediately after the words "lodging house," by adding the words "bed and breakfasts, bed and breakfast homes,",

and in Article 8, Off Street Parking and Loading Regulations, in the Table of Off-Street Parking Regulations, in the third listing under the category, "use", by adding immediately after the words "lodging house," the words, "bed and breakfast, bed and breakfast home,",

and in Article 11, Section 11.06,b,(d) by adding immediately after the words "Lodging house" the words ", bed and breakfast, bed and breakfast home,",

and in Article 7, by adding immediately before Section 7.06, a section as follows:

"Section 7.05a - Signs for Bed and Breakfasts

A bed and breakfast or a bed and breakfast home in any zoning district may have not more than one permanent, unlighted sign, not to exceed four square feet in area, and if a ground sign, it must be set back not less than half the depth of the front yard.",
or take any other action thereon.
(Inserted at the Request of the Redevelopment Board)

ATTACHMENT "F"

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ARLINGTON REDEVELOPMENT BOARD

Arlington, Massachusetts
Middlesex, ss

DOCKET NO. **3386**

REQUEST FOR SPECIAL PERMIT
Subject to
ENVIRONMENTAL DESIGN REVIEW

Applicant **WOOD PARTNERS 30-50 MILL STREET**

Date of Hearing 8/23, 9/13, 9/27, 10/4, 10/25, 11/8, 11/22, 12/6/10

Date of Decision Dec. 13, 2010

Date of Filing _____

Members

Approved	Opposed
Edward Tsoi	

Corinne M. Lamiulle
Town Clerk's Certification

TOWN OF ARLINGTON

MASSACHUSETTS 02476
781 - 316 - 3090

DEPARTMENT OF PLANNING and
COMMUNITY DEVELOPMENT

DECISION OF THE BOARD

EDR Docket #3386, 30-50 Mill Street
December 13, 2010

This decision applies to the special permit application by WP East Development Enterprises, LLC, which seeks a special permit subject to Environmental Design Review (EDR) to construct a 116 unit, multi-story, apartment building and a 1 story retail or office building and kiosk at 30-50 Mill Street. The site was the headquarters of Brigham's Ice Cream from 1968 to 2008. The applicant would demolish the existing buildings and construct a podium-style building above at-grade parking, associated utilities, compensatory flood storage mitigation, and drainage improvements.

The application filed petitions for various forms of relief to construct the above-referenced buildings and improvements with the Conservation Commission, the Arlington Redevelopment Board (hereinafter referred to as the "ARB", the "Redevelopment Board" or, simply, the "Board") and the Zoning Board of Appeals in March, 2010. Town staff convened a Development Review Team meeting with the applicant on April 6, 2010. A site visit with the developer and members of the Redevelopment Board and Zoning Board of Appeals was held in May, 2010. The Conservation Commission will issue its order of conditions after the other boards have issued their Decisions, consistent with the Massachusetts Wetlands Protection Act and the wetlands bylaw of the Town of Arlington. The Zoning Board of Appeals granted a variance for frontage and a height variance on July 6, 2010. The Redevelopment Board opened and continued the EDR Special Permit hearing by agreement with the applicant on April 12, 2010, to allow time for the Zoning Board of Appeals to render its decision (which occurred on August 20, 2010), since the effect of that decision would impact the plans subject to Environmental Design Review. The Board then continued the hearing and took testimony on August 23, 2010, September 13, 2010, September 27, 2010, October 4, 2010, October 25, 2010, November 8, 2010, and November 22, 2010.

The 3.87 acre site is bounded by the Minuteman Bikeway to the north, Arlington High School to the west, the Mill Brook and 22 Mill Street Office condominium building to the south, and Shattuck's Hardware and Mill Street to the east. The site is in a depression approximately 22' below the bike path, and much of the site is in the flood plain. For this reason, the main structure would be built on piers above at-grade parking.

Materials considered by the Board in rendering this Decision:
March 5, 2010 Memorandum from the Arlington Bicycle Advisory Committee to the ARB et al
March 15, 2010 Allen & Major Environmental Design Review Special Permit Application
April 2010 MS Transportation Systems/New England Engineering Group Traffic Impact Access Study
May 25, 2010 memorandum from Jeffrey Maxtutis, Transportation Advisory Committee Working Group to Arlington Redevelopment Board
June 16, 2010 Revision 1, Allen & Major Operations & Maintenance Plan

June 16, 2010 Revision 1, Allen & Major Drainage Report
July 15, 2010 Director's Report from Carol Kowalski to the Arlington Redevelopment Board
July 20, 2010 Letter from Ann LeRoyer to Carol Kowalski regarding the Brigham's site development
July 21, 2010 Memorandum from Kurt Kelly, Arlington DPW to Town Engineer Michael Rademacher re. drainage
Allen & Major 30-50 Mill Street 8-17-10
Proposed Color Presentation Plan CPP-1
Proposed Landscape Plan C-6a, Parking Area Landscape Exhibit EXH-1
Open Space-Landscaped Exhibit EXH-2
Memorandum from Cube 3 to Redevelopment Board August 18, 2010 re. Floor Area Ratio Calculations
Open Space-Usable Exhibit EXH-3
Shattuck Ace Hardware Store Parking Exhibit EXH-4
Memorandum from WP East Development Enterprises LLC August 18, 2010
Letter August 18, 2010 from Allen & Major to Rick Dickason re. access drive over the Mill Brook
August 18, 2010 WP East Development Enterprises, Transportation Demand Management Plan
Letter August 23, 2010 from William Scully, P.E., New England Engineering Group to Christopher Loreti
September 3, 2010 memorandum from Joey Glushko to Carol Kowalski re. Useable Open Space
Allen & Major 30-50 Mill Street September 7, 2010:
Proposed Color Presentation Plan CPP-1
Open Space-Landscaped Exhibit 9-8-10
Revised Zoning Takeoffs, EXH-2,
Open Space-Useable Exhibit, 9-8-10
Revised Zoning Takeoffs EXH-3, Cube 3, Retail First Floor Plan A1-101, 9-8-10
Cube 3, Exterior Building Elevations, A1-201, 9-8-10
Cube 3, Exterior Building Elevations, A1-202, 9-8-10
Cube 3 Parking Level Gross Square Footage Diagram, 9-13-10
Cube 3 First Floor Gross Square Footage Diagram, 9-13-10
Cube 3 Typical Floor Gross Square Footage Diagram, 9-13-10
Cube 3 Loft Floor Gross Square Footage Diagram, 9-13-10
September 13, 2010 Memorandum from Kurt Kelley, Arlington DPW to Town Engineer Michael Rademacher re. dewatering and stormwater
September 2010 revised MS Transportation Systems/New England Engineering Group Traffic Impact Access Study
September 12, 2010 email from Patricia Worden to Carol Kowalski
September 20, 2010 letter, exhibits, and photos, Michael Fitzpatrick, DMD, 22 Mill Street
September 23, 2010 Director's Report from Carol Kowalski to the Arlington Redevelopment Board
September 27, 2010 Allen & Major JS-1 Jason Street Mass Ave intersection plan
September 27, 2010 letter from 22 Mill Street Condominium Association to Arlington Redevelopment Board
October 20, 2010 Allen & Major Revision 2, (ABB-1, EX-1, C-1, C-2, C-3. C-4, C-5, C-6A, C-6B, C-7, C-8, D-1, D-2, D-3, D-4, D-5, D-6, D-7, D-8, A-100, A-101, A-102, A-103, A-104, A-105, A-081)
October 21, 2010 memorandum from Carol Kowalski, Director of Planning to Joseph Curro, Chairman, School Committee,

October 22, 2010 memorandum from Arlington Transportation Advisory Committee Working Group to Arlington Redevelopment Board
October 25, 2010 Design and LEED update slide presentation
October 25, 2010 Parking and Unit Mix table, Laura Wiener
October 27, 2010 Allen & Major Revision 3 (ABB-1, EX-1, C-1, C-2, C-3. C-4, C-5, C-6A, C-6B, C-7, C-8, D-1, D-2, D-3, D-4, D-5, D-6, D-7, D-8, A-081, A-100, A-101, A-102, A-103, A-104, A-105, A-201, A-202, A-301, A-302)
October 28, 2010 revisions to Allen & Major CPP-1, EXH-1, EXH-2, EXH-3, EX-5
October 28, 2010 letter from Joseph Curro, Chairman, Arlington School Committee to Carol Kowalski
November 3, 2010 memorandum from WP East Development Enterprises LLC to Arlington Redevelopment Board re. updated plans reflecting changes requested by the Board
November 8, 2010 Memorandum from Cube 3 Studio to Arlington Redevelopment Board re. revised Floor Area Ratios with revised Gross Square Footage Diagrams and Elevations
November 8, 2010 Cube 3 Studio Proposed Materials sheet
November 11, 2010 Allen & Major EXH-6, sample paving types sheet
Architectural Area Lighting cut sheet stamped received November 17, 2010
November 17, 2010 Allen & Major Revision 4 (ABB-1, EX-1, C-1, C-2, C-3. C-4, C-5, C-6A, C-6B, C-7, C-8, D-1, D-2, D-3, D-4, D-5, D-6, D-7, D-8, A-081, A-100, A-101, A-102, A-103, A-104, A-105, A-201, A-202, A-210, A-301, A-302, A1-101, A1-201)
November 21, 2010 Memorandum from Arlington Transportation Advisory Committee to Arlington Redevelopment Board
November 22, 2010 Memorandum from Chief Robert Jefferson
2004 lease between Brigham's and 22 Mill Street for parking on the Brigham's premises

FINDINGS OF THE BOARD

Section 10.11a-1 The uses requested are listed in the Table of Use Regulations as a Special Permit use in the district for which application is made or is so designated elsewhere in this Bylaw.
The applicant originally proposed an apartment building and a retail use. The apartment use, which is Use 1.05 in Section 5.04 Table of Use Regulations, requires a special permit, as does the retail building of 3,500 square feet, Use 6.16 in Section 5.04 Table of Use Regulations. The applicant subsequently requested permission for professional/medical offices at the site as well as limited parking on the site by employees of the 22 Mill Street office condominium. The proposed professional/medical office use is listed in the table of Use Regulations as Use 6.20 in Section 5.04. The proposed parking by the 22 Mill Street office condominium, which is Use 5.06 in Section 5.04 Table of Use Regulations, also requires a special permit.

The applicant has designed the development to acknowledge and incorporate the bikepath and bikepath users. To this end, the developer and the Board agree that both the kiosk and the retail building will reflect this intentional association with the bikepath to distinguish this development as a unique place. The developer and Board agree, as set out in Special Condition 10 hereinbelow, that certain uses shall be allowed without reopening the special permit and certain uses shall not be allowed absent reopening the special permit and the approval of the Board.

The Board finds that Standard 10.11a-1 of the bylaw has been met.

Section 10.11a-2 The requested use is essential or desirable to the public convenience or welfare.

A range of uses are allowed at this site under the Arlington Zoning Bylaw. The Koff Associates' Development Sites Assessment undertaken for the Town in 2009, as part of the Commercial Development study, contemplated the former Brigham's site and concluded that residential development was the most likely potential use for the site. Lack of highway and subway access make it undesirable for office use or big box retail. Furthermore, the lack of tourist demand, universities, or large employers nearby limits the demand for hotel use, according to the Koff Study. The ABC Study by City Design Collaborative in 1995 recommended a rezoning from Industrial to Business 5 in order to expand the Arlington Center commercial district to include the Brigham's Site. The site was subsequently re-zoned to B2A, which allows for residential development.

The 2004 Housing Strategy Plan recommended that under-utilized sites be inventoried to identify opportunities to expand affordable housing. As detailed in Special Condition 9, the proposed residential use will produce 17 affordable rental apartments under Arlington's inclusionary zoning bylaw at Section 11.08, which is desirable.

The proposed retail or office use on the site is important in reinforcing the retail presence of Shattuck's Hardware Store on Mill Street. The retail use also encourages a mixed-use (residential mixed with retail) approach that many in the Arlington community see as favorable. The possible medical office use would complement the successful medical office use at 22 Mill Street.

Affordable housing, and siting housing near the bikepath to reduce vehicle trips are both desirable. The Board finds this standard is met.

Section 10.11a-3 The requested use will not create undue traffic congestion, or unduly impair pedestrian safety.

The applicant submitted a traffic impact and access study prepared by MS Transportation Systems/New England Engineering Group. As provided in Special Condition 3, it is proposed that vehicles will enter and exit the site from Mill Brook Drive, via an easement across the culvert owned by the 22 Mill Street office condominium, and the driveway connecting the site to Mill Street is proposed to be one-way, egress-only to Mill Street.

The Arlington Transportation Advisory Committee (TAC) reviewed the study and prepared a memorandum to the Board dated May 25, 2010. TAC met with Bill Scully, P.E. from New England Engineering Group on September 7, 2010. TAC requested an updated traffic impact study addressing issues that TAC had identified, and requesting that the developer propose offsite mitigation. As set out in Special Condition 4, the proposed mitigation includes a flashing warning beacon at the intersection of the bikepath and Mill Street activated by sensing the presence of pedestrians or bicycles on the bikeway. Additional mitigation proposed includes two signs instructing drivers not to block the intersections of Mill Brook Drive and the access drive with Mill Street, as set out in Special Condition 3.

The former use of the site as offices, a manufacturing plant and restaurant, which were open from early morning until late evening, caused continuous short traffic trips to and from the site throughout the day. The number of trips generated by a residential use of the site versus its former use will decrease. The traffic impact report and the traffic simulation prepared by New England

Engineering Group found that future operating conditions of the study area intersections would not change significantly.

The Board finds based upon the evidence presented that the proposed development will not create undue traffic congestion or unduly impair pedestrian safety. The Board finds that this standard has been met.

Section 10.11a-4 The requested use will not overload any public water, drainage or sewer system or any other municipal system to such an extent that the requested use or any developed use in the immediate area or in any other area of the Town will be unduly subjected to hazards affecting health, safety, or the general welfare.
The Town Engineer has reviewed the drainage plans for the proposed development. The Town Engineer also asked the developer to undertake water flow tests and pressure tests and to do flow calculations. Together, the Town Engineer's memoranda of July 21, 2010, and September 13, 2010, and the applicant's drainage study establish that there is sufficient capacity in the Town's water and sewer system, and that stormwater management plans are acceptable.

Further, the information provided by the applicant's engineers indicates that the impact of the proposed project on the public water and sewer system will actually be less than the prior uses at the site.

The Board finds this standard has been met.

Section 10.11a-5 Any special regulations for the use, set forth in Article 11 are fulfilled.
The special regulations in Article 11 applicable to the development are 11.05, Inland Wetland District, 11.06, Environmental Design Review, and 11.08, Affordable Housing Requirements.

The Zoning Board of Appeals heard testimony on the application for a special permit under 11.05, Inland Wetland District and granted the permit based upon the plans presented at the time. The Zoning Board of Appeals will be asked by the developer to revise its decision, taking into consideration the change to the building footprint that was made by the developer during Environmental Design Review.
The developer has agreed to comply with Section 11.08, Affordable Housing Requirements, as set out in Special Condition 8.
The Board finds that this standard is met with respect to Sections 11.05 and 11.08 of the Bylaw.
The Environmental Design Review standards of Section 11.06 are evaluated below.

EDR-1 Preservation of Landscape: The landscape shall be preserved in its natural state insofar as practicable, by minimizing tree and soil removal and any grade changes shall be in keeping with the general appearance of neighboring developed areas.
The current site is covered almost entirely by building or paving. Paving is proposed to be reduced by approximately.75 acre. The proposed development will retain the existing trees between the lot and the bike path on the north side, eight existing trees will be maintained along the west/southwest edge of the lot, and two existing trees in the southeast corner will be retained. The grade changes steeply behind Shattuck's hardware store, and will be re-graded. Re-grading in the southwest corner will create a storm water control area to the north and introduce significantly more landscaping, as well as some landscaped areas within the parking lot.

As set out in Special Conditions 13 and 14, the developer proposes to remove asphalt paving that extends from the former Brigham's parking lot into the Town-owned pocket park near the Mill Brook, and to replace light fixture heads and benches at the Town-owned park near the Mill Brook. The Town will have responsibility for the maintenance of the pocket park upon completion of the park improvements by the applicant.

Parking landscaping meets 8.12b(5) of the bylaw by extending landscaped area into the parking area.

The Board finds this standard has been met.

EDR-2 Relation of the Building to the Environment: **Proposed development shall be related harmoniously to the terrain and to the use, scale and architecture of the existing buildings in the vicinity that have functional or visible relationship to the proposed buildings. The Arlington Redevelopment Board may require a modification in massing so as to reduce the effect of shadows on the abutting property in an R-1 or R-2 district or on public open space.** The applicant proposes a single multi-story building (original plan called for four stories above a parking story) and a single story retail/office building. The slope of the property and siting of the proposed footprint on the plans give the effect of the building receding from view into the site, except for the upper stories and the roof. From Mill Street, the parking level will not be visible due to a 13' grade drop. Four levels above one parking podium were mitigated by a flat roof and step-downs to three stories above the parking in some areas. The building will appear to rise only 46' 7" as viewed from Mill Street, and at a distance of 120' from the Mill Street sidewalk. The revised, final plans reduce the visual impact of the building mass from the High School, Mill Street, the Minuteman Bikeway, and Mill Brook Drive. The proposed building is set back a minimum of 42" from the bikepath, whereas the existing structure actually encroaches into the right-of-way for the bikepath.

The multi-story apartment building will be of distinctly different architecture than the adjacent brick former mill buildings, and would be clad in lap siding and fiber cement panel as well as a stucco finish in some areas at the parking level. This differs from the brick finish material of most of the prominent buildings on both sides of Mill Street to the east, 22 Mill Street bounding the south, and Arlington High School at a distance to the west. This difference in proposed finish materials is appropriate, and will distinguish the project's construction from the historic brick former mill structures and the high school. The flat and varied rooflines and cornices break up the mass of the building. Deep relief and heavy profile in architectural detail also help to relieve the effect of the massing. Further, the proposed project will generally cast less shadow on the abutting properties and on the Minuteman Bikeway than the existing building. The applicant produced a shadow study depicting the shading effect on the Bikeway at 9:00 am, 12:00 pm and 3:00 pm in July and January. Because the buildings proposed are substantially set back from the Bikeway, the net shadowing effect on the Bikeway is reduced.

The proposed retail/office building is an acceptable use near the bikepath and Shattuck's hardware store.

The Board finds this standard has been met.

EDR-3 Open Space: **All open space (landscaped and usable) shall be so designed as to add to the visual amenities of the vicinity by maximizing its visibility for persons passing by the site**

or overlooking it from nearby properties. The location and configuration of usable open space shall be so designed as to encourage social interaction, maximize its utility and facilitate maintenance.
Currently there is no existing usable open space on the site, as none was required for the former uses. As set out in Special Condition 11, the proposal creates a publically-accessible landscaped open space of roughly 700 square feet near the bike path and retail store, linked by a publically accessible walking path through the site to the Town-owned pocket park adjacent to the Mill Brook. The applicant proposes to improve the Town-owned park, for which the School Committee has granted permission. Publicly-accessible open space is not required, but is certainly desirable in this location near the Mill Brook, the High School, and adjacent to the bikepath.

An amount equivalent to 10% of the Gross Floor Area is required for landscaped usable open space. An area equivalent to 61% of the GFA is proposed. As such, the open space provided exceeds the requirement. The Board finds this standard met.

EDR-4 Circulation: **With respect to vehicular and pedestrian and bicycle circulation, including entrances, ramps, walkways, drives, and parking, special attention shall be given to location and number of access points to the public streets (especially in relation to existing traffic controls and mass transit facilities), width of interior drives and access points, general interior circulation, separation of pedestrian and vehicular traffic, access to community facilities, and arrangement of vehicle parking and bicycle parking areas, including bicycle parking spaces required by Section 8.13 that are safe and convenient and, insofar as practicable, do not detract from the use and enjoyment of proposed buildings and structures and the neighboring properties.**
The Arlington Transportation Advisory Committee acted, at the Board's request, as a peer-reviewer of the developer's Traffic Impact and Access Study.

The applicant proposes one-way use for the drive-way off Mill Street. This drive will be "egress-only" as set out in Special Condition 3. An agreement between the developer and the 22 Mill Street owners on the future repair and maintenance of the culvert bridge as set out in Special Condition 22 will address future aesthetic and structural concerns. As set out in Special Conditions 2, 3, 4, 5, 6 and 23, the applicant proposes to mitigate traffic impacts as follows: (1) signage at the intersection of Massachusetts Avenue, Mill Street and Jason Street; (2) signage at the intersection of Mill Brook Drive and the access drive with Mill Street; (3) a flashing beacon at the intersection of Mill Street and the bikepath; (4) pedestrian warning mitigation at the sidewalk intersecting the site drive exit; and (5) provision of an "opticom" at the traffic signal of Mill Street and Summer Street for control by emergency vehicles. The Board finds this standard has been met.

EDR-5 Surface Water Drainage: **Special attention shall be given to proper site surface drainage so that removal of surface waters will not adversely affect neighboring properties or the public storm drainage system. Available Best Management Practices for the site should be employed, and include site planning to minimize impervious surface and reduce clearing and re-grading. Best Management Practices may include erosion control and stormwater treatment by means of swales, filters, plantings, roof gardens, native vegetation, and leaching catchbasins. Stormwater should be treated at least minimally on the development site; that which cannot be handled on site shall be removed from all roofs, canopies, paved and pooling areas and carried away in an underground drainage system. Surface water in all paved areas shall be collected in intervals so that it will not obstruct the flow of vehicular or pedestrian traffic and will not create puddles in the paved areas.**

In accordance with Section 10.11,b, the Board may require from any applicant, after consultation with the Director of Public Works, security satisfactory to the Board to insure the maintenance of all stormwater facilities such as catch basins, leaching catch basins, detention basins, swales, etc. within the site. The Board may use funds provided by such security to conduct maintenance that the applicant fails to do.

The Board may adjust in its sole discretion the amount and type of financial security such that it is satisfied that the amount is sufficient to provide for any future maintenance needs. The Town Engineer reports that he accepts the developer's information provided showing that there is sufficient capacity in the Town's water and sewer system. The Town Engineer's memoranda accept both stormwater management plans, and finds that the plans provide for sufficient water and sewer capacity. The Board agrees to require financial security as described in Special Condition 25.

The Board finds this standard has been met.

EDR-6 Utilities Service: **Electric, telephone, cable, TV, and other such lines of equipment shall be underground. The proposed method of sanitary sewage disposal and solid waste disposal from all buildings shall be indicated.**
Gas and water lines are indicated on the plan. Electricity, telephone and data transmission lines are proposed to be overhead through the driveway from Mill Street, and then underground from the existing service terminus. The placement of utilities is subject to the final approval of the utility providers. Any deviation from the approved plans shall be submitted to the Board. A trash compacter serving the residential building is proposed under the building within the podium parking area.

The Board finds this standard has been met.

EDR-7 Advertising Features: **The size, location, design, color, texture, lighting and materials of all permanent signs and outdoor advertising structures or features shall not detract from the use and enjoyment of proposed buildings and structures and the surrounding properties.**
The developer did not apply for sign approval with this application. Sign details are subject to a Board review and approval of location, number, size, placement and lighting of future proposed signage, approval of which shall be considered by the Board as a future amendment to this permit at a duly advertised and noticed public hearing, as set out in Special Conditions 18 and 19. Subject to such future application and Board approval, the Board finds this standard has been met.

EDR-8 Special Features: **Exposed storage areas, exposed machinery installations, service areas, truck loading areas, utility buildings and structures, and similar accessory areas and structures shall be subject to such setbacks, screen plantings or other screening methods as shall reasonably be required to prevent their being incongruous with the existing or contemplated environment and the surrounding properties.**
The plans submitted include the location of trash disposal, truck loading area and rooftop HVAC units and provide for appropriate screening. Final approval of these features to demonstrate consistency with the plans reviewed and approved during the hearings shall be made by the Board upon review of the detail drawings at 100% of design, including details of screening of special features and landscaping details. The Board finds this standard is met.

EDR-9 Safety: **With respect to personal safety, all open and enclosed spaces shall be designed to facilitate building evacuation and maximize accessibility by fire, police and other emergency personnel and equipment. Insofar as practicable, all exterior spaces and interior public and semi-public spaces shall be so designed to minimize the fear and probability of personal harm or injury by increasing the potential surveillance by neighboring residents and passersby of any accident or attempted criminal act.**
The proponent has reported that the Fire Chief is now satisfied with the plans, and will provide a letter to the Board.

Snow that can be accommodated on site shall be placed in the areas designated by the Conservation Commission. Snow that cannot be accommodated in these areas on site shall be removed off site. Hydrants are shown on the plan and were located in consultation with the Fire Chief.
The publically accessible path from the bikeway to the site will be illuminated at night for safety. The Board finds this standard has been met.

EDR-10 Heritage: **With respect to Arlington's heritage, removal or disruption of historic, traditional, or significant uses, structures or architectural elements shall be minimized insofar as practical whether these exist on the site or on adjacent properties.**
The Brigham's manufacturing buildings are not on the Town's inventory of historically significant buildings; they are not subject to the demolition delay bylaw. The building's close proximity to the railroad was intentional for ease of loading freight and delivery of goods to and from the site. As this functional relationship between the building and the railroad has long been abandoned, it is appropriate to provide separation and greater distance between the new use as residential apartments and the contemporary use of the rail-bed as a bikepath.

There are no architecturally significant features of the existing buildings that are necessary or desirable to preserve or reflect in the architecture of the new building.

The properties at 6 Mill Street and 29 Mill Street are listed in the inventory of historic properties. The proposed development will not be visible to the public from 6 Mill Street. The apartment building at 17 Mill Street was constructed in 1982. The altered ca. 1880 Victorian at 29 Mill Street is noted in the Arlington Historical Commission 1976 publication, "Mill Brook Valley: A Historical and Architectural Survey". The proposed development will not disrupt or affect the remaining historic features evident in the 29 Mill Street structure.

The Board finds this standard is met.

EDR-11 Microclimate: **With respect to the localized climatic characteristics of a given area, any development which proposes new structures, new hard surface, ground coverage or the installation of machinery which emits heat, vapor or fumes shall endeavor to minimize insofar as practicable, any adverse impacts on light, air and water resources or on noise and temperature levels of the immediate environment.**
The proposed development will reduce the amount of impermeable surface on the site, thereby reducing the heat-island effect. The HVAC equipment is to be located on the roof of the residential building and is expected to emit about 76 decibels. Mounted at the roof height of approximately 60 feet, this decibel level will be further reduced. The site is relatively large and the equipment will be roof-mounted so heat, vapor, or fumes will not be detectable. As set out in Special Condition 15, no equipment mounted on the roof of any building on the site is proposed

to extend beyond the eaves or be visible from the public view. The developer will include details of screening of rooftop equipment at the Board's 50% review.

The Board finds this standard is met.

EDR-12 Sustainable Building and Site Design: **Projects are encouraged to incorporate best practices related to sustainable sites, water efficiency, energy and atmosphere, materials and resources, and indoor environmental quality. Applicants must submit a current Green Building Council Leadership in Energy and Environmental Design (LEED) checklist, appropriate to the type of development, annotated with narrative description that indicates how the LEED performance objectives will be incorporated into the project.**
The applicant submitted a LEED for Homes Checklist.

Sustainable sites.
The subject property is an excellent site for redevelopment. The existing site is already fully developed, and its redevelopment will include removing paved surface and replacing some of it with pervious, landscaped areas. The existing site has sewer and utility service already available.

The existing site is well located, near basic services, including the Town Hall, Library, Senior Center, public schools, and restaurants and shops, including a food market, hardware store, pharmacy, and medical offices. It has excellent access to public transportation, with bus access to the MBTA Red Line at Alewife and Harvard Stations. It abuts the Minuteman Bikeway, which also provides access to the Red Line at Alewife Station, as well as other locations in Arlington and Lexington, for pedestrians and bike riders.

Because of its excellent access to pedestrian, bicycle and public transit facilities, this is a good location for Transportation Demand Management practices, and the applicant has submitted a Transportation Demand Management Plan that satisfies the Transportation Advisory Committee, as set out in Special Condition 7. The proposed shared parking arrangement with 22 Mill Street condominiums and the proposed bicycle amenities for tenants and the public also satisfy this standard.

Water efficiency.
Drainage and flood storage will be improved over the existing conditions on the site. The developer has proposed water efficiency strategies including water saving devices within the units, and native plant species for landscaping to reduce need for irrigation.

Energy and Atmosphere.
The applicant has stated that it will build into the development measures that will use less energy for heating and cooling, such as insulation and high efficiency HVAC systems, and energy star rated appliances. Applicant will meet the Town's new Building Stretch Code.
Materials and Resources.
The applicant will make efforts to use materials efficiently and reduce construction waste diverted to landfills.

Indoor Environmental Quality.
The applicant has taken some measures to ensure environmental quality, such as providing fans for fresh air and isolation of the garage from interior spaces.

The developer agrees to employ full cut-off, fully shielded exterior site and building lighting to prevent light pollution, off-site light trespass and glare, as set out in Special Condition 16.

The Board finds this is standard met.

Section 10.11a-6 The requested use will not impair the integrity or character of the district or adjoining districts, nor be detrimental to the health, morals, or welfare.
The requested uses, multi-family residential and retail or professional offices, exist in the district and will not alter the integrity or character of the district. Activity from the neighboring Arlington High School campus and Minuteman Bikeway will exert a pronounced public-oriented influence on the experience of living in this residence. This is reflected by the proposed allowance for public access across the site from the pavilion park in the northeast corner of the site, adjacent to the bikeway at the proposed kiosk, to the pocket park, as set out in Special Condition 11, and in the design of the parking to include bicycle parking. The Board finds this standard has been met.

Section 10.11a-7 The requested use will not, by its addition to a neighborhood, cause an excess of that particular use that could be detrimental to the character of said neighborhood.
The proposed residential and retail/office uses will not create an excess of either to the detriment of the neighborhood. The new residents and employees will support area retail on Mill Street, Summer Street and Massachusetts Avenue. The Board finds this standard is met.

DECISION

The Board finds that the proposal is an appropriate re-use of the property, and grants the following special permits, subject to the following general and special conditions:
Special permit for Use 1.05 Apartment House from the Table of Use Regulations (section 5.04 of the Zoning Bylaw);
Special permit for Use 5.06 Commercial off-street parking, Table of Use Regulations;
Special permit for retail Use 6.16 Retail, Table of Use Regulations;
Special Permit for Use 6.20 Office, Table of Use Regulations.

General Conditions

1. The final plans and specifications for the site, including all buildings, signs, exterior lighting, and landscaping shall be subject to the approval of the Arlington Redevelopment Board for consistency with the plans reviewed and approved during the hearings. The Board shall maintain its jurisdiction over plans and specifications by approving them at 100% of completion. At the time of submission of the 50% drawings, the Applicant shall submit for approval:
 a. Samples of exterior materials proposed for the building, including colors, and other features that comprise the details of the final design
 b. Exterior Lighting Plan
 c. Landscaping Plan, including details on size and species of plantings
 d. Details of screening of rooftop equipment
 e. Wayfinding and other signage for the residential, office and retail uses.

2. The final plans and specifications approved by the Board for this permit shall be the final plans and specifications submitted to the Building Inspector of the Town of Arlington in connection

with this application for building permits. There shall be no substantial or material deviation during construction from the approved plans and specifications without the express written approval of the Arlington Redevelopment Board.

3. Snow removal from all parts of the site, as well as from any abutting public sidewalks, shall be the responsibility of the owner or occupant and shall be accomplished in accordance with the Town bylaws.

4. All exterior trash and storage areas on the property shall be properly and continuously screened and maintained in accordance with the Bylaws of the Town of Arlington.

5. Trash shall be picked up only on weekdays and only between the hours of 7:00 am and 6:00 pm, Monday through Friday.

6. No final or permanent Certificate of Occupancy shall issue on this project until the project is completed in its final form and approved by the Redevelopment Board as being in compliance with the final plans and specifications, including the landscape plan, except as provided in special condition 22. If the improvements referenced in Special Conditions 3, 4, 5 and 6 remain incomplete as provided in special condition 22 below, a temporary certificate of occupancy shall be issued for this project.

7. The Building Inspector is hereby notified that he is to monitor the site and should proceed with appropriate enforcement procedures at any time he determines that violations are present. The Inspector of Buildings shall proceed under Section 10.09 of the Zoning Bylaw, pursuant to the provisions of Massachusetts General Laws, Chapter 40A Section 21D, and institute non-criminal complaints. If necessary, the Inspector of Buildings may institute appropriate criminal action also in accordance with Section 10.09.

8. Subsequent to the end of all applicable appeal periods and prior to the issuance of a Building Permit, the Applicant shall record this Decision in the Middlesex County South District Registry of Deeds and shall provide the Board, and the Building Inspector with a copy of this Decision endorsed with the applicable recording information.

9. The Board maintains continuing jurisdiction over this permit, and may, after a duly advertised public hearing, attach other conditions, including but not limited to, reasonably restricting the retail opening hours, or it may modify these conditions as it deems reasonably appropriate to protect the public interest and welfare.

Special Conditions

1. The required number of parking spaces is 142. The total number of spaces is limited to 173, and 12 spaces shall be dedicated to the retail/office building. This Decision grants approval for up to 23 spaces to be leased to the owners of 22 Mill Street for their exclusive use by employees, provided that the owners of 22 Mill Street agree to (1) remove the two paved-over spaces at the northwest corner of the 22 Mill Street parking deck and install or restore the landscaping shown on the approved final plan for the 22 Mill Street Special Permit, (2) restore its on-site loading space and (3) shield or move its dumpsters. The spaces are to be marked or assigned for use only by employees of 22 Mill Street.

2. Not more than one parking space shall be included with the rent for any single unit.

3. The access driveway on Mill Street shall be one-way egress only, with Do Not Enter and One-Way signs, with additional visual and audible warnings for pedestrians that are in compliance with the Americans with Disabilities Act. Not more than two signs shall be erected instructing motorists not to block the intersections of Mill Street and the driveway, and Mill Street and Mill Brook Drive. Wording and location of all signage and devices shall be subject to approval by the Redevelopment Board, Transportation Advisory Committee and the Board of Selectmen.

4. Subject to approval by the Board of Selectmen, and any other agency with jurisdiction over the bikeway, flashing beacons shall be installed at both Bikeway approaches (flashing red) and Mill Street approaches (flashing yellow) mounted on poles, one for each direction. The flashing beacons shall be activated by detection equipment only when a Bikeway user (pedestrian or cyclist) approaches Mill Street. The detection equipment shall be provided on both Bikeway approaches, subject to a design that is approved in sequence by the TAC, DPW, the Redevelopment Board, and Board of Selectmen, and shall minimize false detection calls. The system shall be installed and shown to operate satisfactorily for a minimum of one calendar year with an escrow fund of $10,000 established by the Developer for any necessary operational improvements to the beacon warning system.

5. The TAC and DPW shall design, subject to approval by the Board of Selectmen, one dedicated left turn lane and one shared through-right turn lane on the southbound Mill Street approach to the Massachusetts Avenue intersection. Developer shall provide not more than two signs indicating the lane restrictions in support of this.

6. Subject to the approval of the Board of Selectmen, the developer shall provide an "Opticom" emergency vehicle detection system at the traffic signal at Summer and Mill Streets, for installation by the Town, to allow emergency vehicles to control the signal, to be maintained by the Town.

7. Developer shall implement Transportation Demand Management practices in accordance August 2010 Transportation Demand Management plan filed with the approved plan.

8. The proponent shall provide the Town with analysis results (hard copy and electronic) and computer simulated models known as "Synchro" files, showing the improved signal timing and phasing at Massachusetts Avenue/Mill Street/Jason Street/Summer Street. Further, the proponent will detail the recommended signal timing and phasing improvements at Massachusetts Avenue/Mill Street/Jason Street signal and the Mill Street/Summer Street signal for the Town to implement.

9. The Project shall comply with the requirements of Section 11.08 – Affordable Housing Requirements of the Zoning Bylaw dated April, 2010, the requirements of the Local Initiative Program, as set forth at 310 CMR 45.00 and the conditions set forth below. In the event of a conflict between the requirements of the conditions set forth below and the Local Initiative Program (LIP) regulations, the LIP regulations shall govern.

The Affordable Units in this Project shall include a minimum of three (3) studio units, five (5) one-bedroom units and nine (9) two-bedroom units.

At least sixty (60) days prior to the issuance of a building permit, the Applicant shall provide an Affordable Housing Plan locating the affordable units that, at a minimum, demonstrates compliance with the Arlington Zoning Bylaw Subsection 11.08(d)(4)(c). The plan is subject to review and approval by the Arlington Director of Housing.

At least sixty (60) days prior to issuance of a Certificate of Occupancy, the Applicant shall submit a marketing plan, as required by Subsection 11.08(f)(4), and a resident selection plan for review and approval by the Director of Housing.

To the extent allowed by law, preference for up to seventy percent (70%) of the Affordable Units shall be given to local residents for as long as the units exist.

At least sixty (60) days prior to issuance of a building permit the Applicant shall submit a draft affordable housing restriction and any additional documents required by the Local Initiative Program for review and approval by the Director of Housing.

The Affordable Units shall be affordable in perpetuity or the maximum time allowed by law but no less than ninety-nine (99) years.

In the event all or part of the Project is converted to a condominium form of ownership, conditions numbered 1-7 continue to apply and the items listed below shall be required:

At least sixty (60) days prior to conversion, submission of the condominium documents and the documents required by the LIP Program for review and approval by the Director of Housing.

a. The condominium documents shall provide for one vote per unit unless otherwise required by M.G.L. c. 183A.

b. The condominium documents shall provide that each unit owner's beneficial interest in the condominium shall be based on the owner's percentage beneficial ownership interest as provided by M.G.L. c. 183A.

10. The developer designed the project to acknowledge, complement and incorporate the bikepath and bikepath users in the development. To this end, the developer and the Board agree that both the kiosk and the retail/office building will reflect this intentional association with the bikepath to distinguish it from other places. Personal consumer uses permitted under paragraphs 6.08, 6.16, 6.17 and 6.20 of Article 5, Section 5.04 of the Bylaw, which are not specifically excluded hereinbelow, shall be permitted, including without limitation, retail store, coffee/ice cream shop, medical or professional office, sandwich shop, home or garden goods, bicycle service and ATM, provided that the ATM is an accessory use by a commercial/retail tenant for convenience of its customers and not a separate stand-alone use.. Uses that shall not be permitted at the site shall include: convenience store, fast-food, pizza shop, bank, ATM, fast-food style national chain store, laundromat and/or nail salon. If the applicant seeks to incorporate a use specifically excluded herein, it shall submit a request to reopen the special permit.

11. Unless and until this decision is amended by the Board, public access shall be allowed in perpetuity from the pavilion park across the site to the Town-owned pocket park by the applicant and its successors in interest. The publically-accessible path from the pavilion park to the site shall be illuminated at night for safety.

12. Upon installation of landscaping materials and other site improvements on the premises, the developer shall remain responsible for such materials and improvements, and shall replace and repair such as necessary, to remain in compliance with the approved site plan.

13. The developer shall replace two benches and up to a maximum of six light heads in the Town-owned pocket park along the Mill Brook adjacent to the 30-50 Mill Street property on the southwestern edge of the development at developer's expense. The Town will be responsible for maintenance of these improvements after installation.

14. The developer, provided the Town assents, shall remove asphalt pavement in the Town-owned pocket park along the Mill Brook at developer's expense and restore with native soil and plant material. The Town thereafter shall maintain the pocket park.

15. No pipes or other equipment shall protrude above the roof of the retail building except for ordinary ventilation pipes.

16. All exterior site and building lighting shall employ full cut-off, fully shielded fixtures to prevent light spillover, glare and sky glow.

17. The developer shall return to the Board for review at the 50% design stage for the design of the kiosk.

18. No vending machines, product advertisement, or off-site advertising are allowed at the pavilion park or associated with the exterior of the retail/office building or kiosk.

19. Signage other than traffic mitigation shall be presented for approval by the Board by amending the Special Permit following a duly advertised and noticed public hearing.

20. At the time of demolition, all existing Brigham's and other defunct signs and supporting structures, excluding the retaining wall, shall be removed.

21. The developer shall make cosmetic improvements to the culvert bridge, including lighting, paving, railings and signage, as proposed in the plans.

22. The developer shall enter into an agreement with the unit owners association of 22 Mill Street Condominium for the long-term maintenance and repair of the culvert bridge providing access to the site.

23. The applicant shall provide the requisite information to the Board, Transportation Advisory Committee and Board of Selectmen for the signage, warning devices and opticom system referenced in Special Conditions 3, 4, 5, and 6. Installation of the signage and warning devices and delivery of the opticom system may be delayed due to the approval process. The certificate of occupancy for the project shall not be withheld due to the delay in installation resulting from obtaining the requisite approvals or any delay in delivery of the systems for installation. Accordingly, a temporary certificate of occupancy may be issued by the building inspector in the event special conditions 3, 4, 5 and 6 are not completed at the time the residential and commercial buildings are ready for occupancy.

24. In the discretion of the building inspector, a temporary certificate of occupancy may be issued in general accordance with the phasing plan on file with the Board to accommodate the fit-out of the interior of the building. All residential construction shall be completed within 150 days of the issuance of the temporary certificate of occupancy. The building inspector may also issue a temporary certificate of occupancy for the retail plaza space.

25. In accordance with Standard EDR-5, the applicant is required to post a bond in the amount of $1,500 as security that the storm drain system will be maintained in good working order. The Board may use the funds to conduct cleaning and maintenance of the system if the applicant fails to do so. Town personnel, or the Town's agents, may enter upon the property to perform such cleaning and maintenance.

ATTACHMENT "G"

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ARLINGTON REDEVELOPMENT BOARD

Arlington, Massachusetts
Middlesex, ss

DOCKET NO. 2911

REQUEST TO RE-OPEN SPECIAL PERMIT
Subject to
ENVIRONMENTAL DESIGN REVIEW

Applicant

Date of Hearing July 29, 2013, August 19, 2013

Date of Decision August 20, 2013

Date of Filing August 29, 2013

Members

Approved	Opposed

Town Clerk's Certification

Leone & Leone
Attorneys At Law
637 Massachusetts Avenue
Arlington, MA 02476

ARLINGTON REDEVELOPMENT BOARD
TOWN HALL ARLINGTON, MASSACHUSETTS 02476
TELEPHONE 781-316-3090

DECISION OF THE BOARD

EDR Docket #, 319 Broadway
August 20, 2013

This decision applies to the application to re-open a Special Permit filed by Attorney John Leone for Bob O'Guin, proprietor of the Common Ground restaurant, 87 Harvard Avenue, Allston, MA 02134, for the restaurant space at 319 Broadway owned by Triton Realty Trust, Boston, MA for a full-service, 106-seat restaurant and 90-seat function room with seasonal outdoor seating in Broadway Plaza. The EDR Special Permit was originally issued to Au Bon Pain in 1994. Subsequently, Krazy Karry's restaurant operated in the space, and most recently, the Gemma restaurant operated at this address. The request to re-open the Special Permit is necessitated by the applicant's request to increase the number of required parking spaces that the original Special Permit allows to be met in Town parking lots under Section 8.11 of the Arlington Zoning Bylaw. This increase is triggered by the additional seating proposed beyond the original 80 seats inside and 20 seats outside granted by the Special Permit to Au Bon Pain. * deed: 20673-426

The zoning bylaw requires one parking space per four seats; outdoor seasonal seating is not subject to parking requirements. The proposed interior seating in the two combined spaces is 196 seats, yielding a requirement for 49 parking spaces, of which 20 are already allowed by the original Special Permit to be met on Town parking lots. The request is to allow the required 29 additional parking spaces to be met using Town lots.

The hearing opened on July 29, 2013 and was continued to August 19, 2013. The Board took public comments at the July 29, 2013 meeting and closed public comment on that date, while continuing to consider written comments through August 19.

Materials considered by the Board in rendering this Decision:
July 12, 2013 Plan Sheet A200, Connor Architecture
July 12, 2013 Plan Sheet A300, wall specifications, Connor Architecture
July 23, 2013 letter to the Board from abutters A. Michael Ruderman and Susan C. Ruderman
July 25, 2013 letter to Board Chair Michael J. Cayer from abutter Kathleen Morris
July 26, 2013 Page 2 of corrected letter, Attorney Robert Annese
July 26, 2013 Memorandum to the Redevelopment Board, Attorney Robert Annese for Bob Mirak
July 26, 2013, email to the Board from abutter Kenneth Putney
July 29, 2013 letter to the Board from Arlington resident Jay Anderson
July 29, 2013 letter to the Board from Alana Olsen, Executive Director, Allston Village

August 1, 2013 letter to the Board, Attorney Robert Annese
August 19, 2013 undated email to the Board, Michael Ginns
August 14, 2013, email message to the Director of Planning & Community Development for the Board, Julie and Bob Kalustian
August 15, 2013, email message to the Director of Planning & Community Development for the Board, Corrinne Vercillo, Roger Hickey
August 19, 2013 Plan Sheet A700, Connor Architecture
August 19, 2013, Parking Mitigation Plan, Bob D. O'Guin, Jr. / Common Ground Arlington
May 20, 2013 Memorandum to the Board of Selectmen, Arlington Transportation Advisory Committee
August 15, 2013 Parking Assessment, Howard Stein Hudson

FINDINGS OF THE BOARD

Section 6.08 The alteration or addition is in harmony with other structures and uses in the vicinity. In making its determination, the Special Permit Granting Authority shall assess, among other relevant facts, the dimensions and setbacks of the proposed alteration or addition in relation to abutting structures and uses and determine its conformity to the purposes set forth in Article 1, Section 1.03, of the Zoning Bylaw.
The Board finds the proposal is in harmony with other structures and uses in the vicinity.

Section 10.11a-1 The uses requested are listed in the Table of Use Regulations as a Special Permit use in the district for which application is made or is so designated elsewhere in this Bylaw.
The use, restaurant over 2,000 square feet is allowed by Special Permit . The Board finds that Standard 10.11a-1 of the bylaw has been met.

Section 10.11a-2 The requested use is essential or desirable to the public convenience or welfare.
The use as a restaurant/pub and the addition of a special event function room in Arlington Center are desirable to reoccupy the vacant business space, and to serve a menu not otherwise offered. The business will be open from 11:00am to 12:00 midnight, which hours may help to serve theatre patrons and keep their business in Arlington. The Board finds this standard is met.

Section 10.11a-3 The requested use will not create undue traffic congestion, or unduly impair pedestrian safety.
The prior restaurants at this location, Gemma and Krazy Karry's, appear to have operated restaurants with 80 interior seats and seasonal outdoor seating without causing undue traffic congestion. The applicant presented a plan to mitigate automobile transportation by employees and parking demand of both customers and employees. The Board's approval was granted contingent on that Mitigation Plan being implemented, and it is incorporated into this Decision.

Broadway Plaza is designed for pedestrian use and currently supports two restaurants and a café, with many additional restaurants operating in the vicinity in Arlington Center. The prior restaurant had a permit for outdoor seating for 5 tables, which did not affect pedestrian safety.

The Board finds this standard has been met.

Section 10.11a-4 The requested use will not overload any public water, drainage or sewer system or any other municipal system to such an extent that the requested use or any developed use in the immediate area or in any other area of the Town will be unduly subjected to hazards affecting health, safety, or the general welfare.
There is capacity in the existing water and sewer system to meet the demands of the restaurant. The Board finds this standard has been met.

Section 10.11a-5 Any special regulations for the use, set forth in Article 11 are fulfilled.
The Environmental Design Review standards of Section 11.06 are evaluated below.

EDR-1 Preservation of Landscape: The landscape shall be preserved in its natural state insofar as practicable, by minimizing tree and soil removal and any grade changes shall be in keeping with the general appearance of neighboring developed areas.
The site is fully developed. No landscaping exists on the site. This standard is not applicable.
The Board finds this standard is met.

EDR-2 Relation of the Building to the Environment: Proposed development shall be related harmoniously to the terrain and to the use, scale and architecture of the existing buildings in the vicinity that have functional or visible relationship to the proposed buildings. The Arlington Redevelopment Board may require a modification in massing so as to reduce the effect of shadows on the abutting property in an R-1 or R-2 district or on public open space.

The applicant proposes that the façade will be completely rebuilt, with operable windows to create a café atmosphere on the plaza during warm weather. The applicant intends to pursue a permit for outdoor seating, as well. These are consistent with the design of the plaza for pedestrian use. The Board finds this standard has been met.

EDR-3 Open Space: All open space (landscaped and usable) shall be so designed as to add to the visual amenities of the vicinity by maximizing its visibility for persons passing by the site or overlooking it from nearby properties. The location and configuration of usable open space shall be so designed as to encourage social interaction, maximize its utility and facilitate maintenance.

The property was constructed in the 1920s, prior to the adoption of zoning. No open space exists on site. The Board finds this standard is met.

EDR-4 Circulation: With respect to vehicular and pedestrian and bicycle circulation, including entrances, ramps, walkways, drives, and parking, special attention shall be given to location and number of access points to the public streets (especially in relation to existing traffic controls and mass transit facilities), width of interior drives and access points, general interior circulation, separation of pedestrian and vehicular traffic, access to community facilities, and arrangement of vehicle parking and bicycle parking areas, including bicycle parking spaces required by Section 8.13 that are safe and convenient and, insofar as practicable, do not detract from the use and enjoyment of proposed buildings and structures and the neighboring properties.

The additional seating proposed creates a demand for additional parking which cannot be provided on-site. The use of parking at Town-owned parking lots is allowed by Special Permit to meet the parking requirement under section 8.11 of the zoning bylaw. It is not known how many existing Arlington Center businesses have been allowed to meet their parking requirements at Town owned lots by Special Permit, nor how other Broadway Plaza and Arlington Center businesses not subject to a Special Permit, account for how they meet parking demand.

The applicant provided information on existing parking supply and utilization within 1000 feet of 319 Broadway Plaza through a May, 2013 memorandum by the Arlington Transportation Advisory Committee, and an August 2013 report on parking use and capacity prepared by Howard Stein Hudson. The Board considered parking capacity in Town owned-lots within 1,000 feet of 319 Broadway, including Broadway Plaza, Russell Common lot and all of the Railroad lot, considering part of the Railroad lot was within the radius considered. With this information, and with the applicant's commitment and Board requirements in the Special Conditions below, to manage and restrict parking demand by employees and patrons, the Board finds this standard has been met.

EDR-5 surface water drainage and EDR-6 utility service
No exterior construction is proposed, and no change is proposed to existing approved stormwater conditions. The Board finds this standard has been met.

EDR-6 Utilities Service: **Electric, telephone, cable, TV, and other such lines of equipment shall be underground. The proposed method of sanitary sewage disposal and solid waste disposal from all buildings shall be indicated.**
The proposed facility will require electrical service. A dumpster will be located at the rear of the building. The Board finds this standard has been met.

EDR-7 Advertising Features: **The size, location, design, color, texture, lighting and materials of all permanent signs and outdoor advertising structures or features shall not detract from the use and enjoyment of proposed buildings and structures and the surrounding properties.**
The sign plan provided appears to meet the sign bylaw. The sign lighting will be down-lit from above the sign. The Board finds this standard has been met.

EDR-8 Special Features: **Exposed storage areas, exposed machinery installations, service areas, truck loading areas, utility buildings and structures, and similar accessory areas and structures shall be subject to such setbacks, screen plantings or other screening methods as shall reasonably be required to prevent their being incongruous with the existing or contemplated environment and the surrounding properties.**
Specifications for the kitchen ventilation system are provided. Loading will be off-street, not on the residential streets. The Board finds this standard is met.

EDR-9 Safety: **With respect to personal safety, all open and enclosed spaces shall be designed to facilitate building evacuation and maximize accessibility by fire, police and other emergency personnel and equipment. Insofar as practicable, all exterior spaces and interior public and semi-public spaces shall be so designed to minimize the fear and probability of personal harm or injury by increasing the potential surveillance by neighboring residents and passersby of any accident or attempted criminal act.**

The restaurant must meet all relevant health and safety, fire, and building codes, and this Special Permit is granted contingent on compliance with all codes. The Board finds this standard has been met.

EDR-10 Heritage: **With respect to Arlington's heritage, removal or disruption of historic, traditional, or significant uses, structures or architectural elements shall be minimized insofar as practical whether these exist on the site or on adjacent properties.**

The building is in a National Register Historic District, however little or no evidence remains of any original architectural detail. The Board finds this standard is met.

EDR-11 Microclimate: **With respect to the localized climatic characteristics of a given area, any development which proposes new structures, new hard surface, ground coverage or the installation of machinery which emits heat, vapor or fumes shall endeavor to minimize insofar as practicable, any adverse impacts on light, air and water resources or on noise and temperature levels of the immediate environment.**

No new structures, new hard surface, ground coverage or new machinery emitting heat, vapor, sound or light that could affect the microclimate is proposed. The applicant proposes that clients of the private function room may employ audio equipment of their own temporary procurement, but no public address system, amplification, or audio system is proposed to be installed in the business. Acoustic performers may be featured by the applicant in the dining room. The Board finds this standard is met.

EDR-12 Sustainable Building and Site Design: **Projects are encouraged to incorporate best practices related to sustainable sites, water efficiency, energy and atmosphere, materials and resources, and indoor environmental quality. Applicants must submit a current Green Building Council Leadership in Energy and Environmental Design (LEED) checklist, appropriate to the type of development, annotated with narrative description that indicates how the LEED performance objectives will be incorporated into the project.**

Section 10.11a-6 **The requested use will not impair the integrity or character of the district or adjoining districts, nor be detrimental to the health, morals, or welfare.**
The restaurant will seek a liquor license from the Board of Selectmen. The prior restaurant had operated with a liquor license. Common Ground will seek an entertainment license from the Board of Selectmen. The public has expressed, through the current master planning process, an interest in increasing night-life in Arlington. At the same time, residential property owners directly behind and across Massachusetts Avenue from the location are entitled to quiet enjoyment of their homes. For this reason, the applicant proposed specifications for sound-proofing the function room to mitigate potential sound impacts associated with musical entertainment on residential abutters. The Board finds this standard has been met.

Section 10.11a-7 **The requested use will not, by its addition to a neighborhood, cause an excess of that particular use that could be detrimental to the character of said neighborhood.**
Cafés and restaurants have operated at this address since 1994. The Board finds this standard is met.

DECISION

The Board finds that the proposal is an appropriate re-use of the property, and grants the special permits subject to the following general and special conditions:

General Conditions

1. The final plans and specifications approved by the Board for this permit shall be the final plans and specifications submitted to the Building Inspector of the Town of Arlington in connection with this application for building permits. There shall be no substantial or material deviation during construction from the approved plans and specifications without the express written approval of the Arlington Redevelopment Board. Approved final design and record plans must also be submitted to Inspectional Services and to the Engineering Division.

2. Snow removal from all parts of the site, as well as from any abutting public sidewalks, shall be the responsibility of the owner or occupant and shall be accomplished in accordance with the Town bylaws.

3. The Building Inspector is hereby notified that he is to monitor the site and should proceed with appropriate enforcement procedures at any time he determines that violations are present. The Inspector of Buildings shall proceed under Section 10.09 of the Zoning Bylaw, pursuant to the provisions of Chapter 40A Section 21D, and institute non-criminal complaints. If necessary, the Inspector of Buildings may institute appropriate criminal action also in accordance with Section 10.09.

4. Subsequent to the end of all applicable appeal periods and prior to the issuance of a Building Permit, the Applicant shall record this Decision in the Middlesex County South District Registry of Deeds and shall provide the Board, and the Building Inspector with a copy of this Decision endorsed with the applicable recording information.

5. The Board maintains continuing jurisdiction over this permit, and may, after a duly advertised public hearing, attach other conditions, including but not limited to, reasonably restricting the retail opening hours, or it may modify these conditions as it deems reasonably appropriate to protect the public interest and welfare.

Special Conditions

1. The 90 seats in the rear of the space as shown in the final plans shall be used solely for functions and special events and not for day-to-day restaurant seating without the express written approval of the Arlington Redevelopment Board through the reopening of this special permit.

2. Two onsite parking spaces shall be maintained or, to the extent such spaces are not available to the applicant, two private spaces shall be maintained by the applicant in the vicinity for the use of employees or patrons.

3. The applicant shall comply with the following parking mitigation actions:

out, to prevent fire hazards. These filter which are dishwasher-safe, clean easily with soap and water and will be cleaned on a weekly basis.

7. All deliveries to the premises shall be done off-street, and at all times in accordance with the applicable noise and other Bylaws.

8. The applicant shall submit a LEED checklist to the Town's Director of Planning no later than the date of issuance of the Building Permit for the premises.

a. Applicant will feature a "PARKING" drop down tab on its' website directing customers, with a map, to the Russell Common and Railroad parking lots. The directions will be specific and advise customers not to park, or to seek parking, on Compton, Alton or Belton Streets.

b. All emails from applicant will feature a "where to park" legend below the signature line with the same information as and a "link" to the drop down tab on its website directing customers to the Russell Common and Railroad parking lots.

c. All emails from applicant will feature a "where to park" legend below the signature line with the same information as and a "link" to the drop down tab on its website directing customers to the Russell Commons and Railroad parking lots.

d. Applicant's brochures, pamphlets, takeout and website printable menus will feature a "where to park" section, with a map, directing customers to the Russell Common and Railroad parking lots and advise customers not to park, or to seek parking, on Compton, Alton or Belton Streets.

e. All function/events room material will also include the "where to park" section and the website address of the "PARKING" drop down tab.

f. The proposed menu board will also have a section upon it directing customers, with a map, to the Russell Common and Railroad parking lots. The directions will be specific and advise customers not to park, or to seek parking, on Compton, Alton or Belton Streets.

4. The applicant shall comply with the following sound mitigation actions:

a. The rear function space shall have all sound proofing shown in the document presented to the Board dated July 12, 2013 *Plan Sheet A300 by Connor Architecture.*

b. No amplified music, with the exception of standard restaurant background music, will be provided in the front/main restaurant room. No karaoke will be conducted in the front/main restaurant room. There will be no outdoor speakers.

c. Non-recyclable refuse from the restaurant will be disposed of in a dumpster, with a plastic cover, in the rear of the building as far from the property line, and close to the neighboring restaurants dumpsters, as possible. If feasible, the same trash pickup company as the neighboring restaurants will be used, and that company will be instructed to keep pickup times in accordance with Arlington noise bylaws, Title V - Article 12: Noise Abatement.

d. The abutting neighbors on Alton and Belton Streets will be provided a letter with contact information for the applicant so that they will be able to directly contact him if they have any concerns regarding sound, odors or delivery issues.

5. All lighting for signage shall be downlighting as shown in the document presented to the Board dated July 12, 2013 *Plan Sheet A200 by Connor Architecture.*

6. Applicant's kitchen exhaust system will utilize welded stainless steel 1½ inch thick hood filters to ensure that solids and grease are trapped and deposited directly onto baffles and drained



Town of Arlington, Massachusetts

Open Space and Recreation Plan Update

Summary:

8:30 p.m. Representatives from the Open Space Committee will present the Open Space and Recreation Plan Update and invite feedback from the Board.

ATTACHMENTS:

	Type	File Name	Description
🗋	Reference Material	Arlington_Open_Space_and_Recreation_Plan.pdf	Arlington Open Space and Recreation Plan
🗋	Reference Material	Arlington_Open_Space_and_Recreation_Plan_Appendices.pdf	Arlington Open Space and Recreation Plan Appendices
🗋	Reference Material	LeRoyer_OSRP_Update_Cover_Letter.pdf	ORSP Update Cover Letter







Arlington Open Space and Recreation Plan 2022-2029

DRAFT
June 17, 2022

Town of Arlington Open Space and Recreation Plan 2022-2029

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Printed

Final version:
Approved by Massachusetts Division of Conservation Services
Executive Office of Energy and Environmental Affairs, DATE

Draft versions:
Adopted by the Arlington Open Space Committee, DATE
Adopted by the Arlington Redevelopment Board, DATE
Presented to the Arlington Board of Selectmen, DATE

Arlington values equity, diversity, and inclusion. We are committed to building a community where everyone is heard, respected, and protected.

Cover photo credits: Top: Harvey Cole; Center (left to right): Town of Arlington, Tony Vogel, Wendy Richter, Wendy Richterl Bottom: Town of Arlington

Acknowledgements

Town of Arlington

Department of Planning and Community Development

Kelly Lynema, Acting Director

Jenny Raitt, Former Director

David Morgan, Environmental Planner/Conservation Agent

Emily Sullivan, Former Environmental Planner/ Conservation Agent

Recreation Department

Joseph Connelly, Director

Department of Public Works

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Arlington Open Space Committee

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SECTION 1. PLAN OVERVIEW

The 2022 Arlington Open Space and Recreation Plan (OSRP) is a policy document the Town will use to guide the protection and enhancement of its open space and recreational resources. Arlington last updated its OSRP in 2015 and has since initiated and completed a range of planning efforts to address that plan's goals. This OSRP is an opportunity to unify the Town's planning efforts across numerous topics—including environmental stewardship, natural hazard and climate change resilience, and complete streets—as they relate to open space and recreation planning to assess what the Town is doing well and how it can better achieve desired outcomes.

This OSRP establishes the following goals to guide the Town's open space and recreation planning:

- Protect the natural environment to retain its important functions and values and help Arlington adapt to and mitigate the impacts of climate change.
- Ensure the Town's recreational facilities, conservation areas, and other public spaces meet local needs and are accessible, safe, and welcoming to all Arlington residents.
- Support local and regional capacity to meet the needs for recreational opportunities, natural resource protection, and overall resources management to be resilient to climate change.
- Build environmental stewardship and public awareness to support the Town's recreational facilities, conservation areas, and other public spaces.

To update the OSRP, Arlington initiated a sustained engagement process to raise public awareness and better understand the town's diverse needs for both users and providers of open space and recreational resources. An analysis of these collective short- and long-term needs resulted in the seven-year action plan, which requires collaboration between municipal departments, boards, and committees, in addition to partnerships with local nonprofit and community groups and other municipalities.

Establishing sustainable funding mechanisms will help Arlington achieve its goals of protecting natural resources and providing recreational opportunities for all residents.

SECTION 2. INTRODUCTION

A. Statement of Purpose

The Open Space and Recreation Plan (OSRP) reflects Arlington's intention to preserve, protect, manage, and enhance its valued open spaces and recreational resources. Through research and analysis of open space and recreation needs and past accomplishments, this plan aims to:

- Establish Arlington's short-term and long-term open space and recreation goals, objectives, and priorities;
- Present a broad statement about Arlington's long-term open space and recreation philosophy;
- Document Arlington's current open space and recreational resources inventory; and
- Provide updated information as required by the Commonwealth of Massachusetts guidelines for OSRPs.

Arlington adopted its first OSRP in 1996 with subsequent updates in 2002, 2007, and 2015. The 2022 OSRP builds on the accomplishments of these past plans to reinforce the Town's original goals for its open space and recreation resources. This plan provides an overview of the initiatives, plans, studies, and projects completed since 2015 and describes how they meet stated goals and objectives in the 2015 OSRP. An important overriding purpose of this plan and the entire open space and recreation planning process is to foster public awareness of these issues and to encourage a broad range of participation in its implementation.

B. Planning Process and Public Participation

An important overriding purpose of the OSRP and the entire open space planning process is to foster public awareness of open space issues and to encourage the participation of municipal officials and all residents in the OSRP's implementation. As the Town prepared for the update process, it developed diverse approaches to ensure that all were able to participate and have their voices heard.

1. Arlington Open Space Committee

The Arlington Open Space Committee is responsible for preparing the OSRP and monitoring the Town's progress toward meeting the Plan's goals and objectives as outlined in the Action Plan (Section 9). In doing so, the Open Space Committee also takes an active role in

promoting and advocating for the Town's open spaces. Membership is made up of Arlington representatives and designees from Envision Arlington, the Public Works Department, the Park and Recreation Commission, the Redevelopment Board, and the Conservation Commission.

During the update process, monthly Open Space Committee meetings were an opportunity for residents to hear discussions, review draft materials, and offer public comment. Multiple announcements of public events and other outreach efforts were designed to collect input and feedback from residents. The Open Space Committee website served as the main clearinghouse to share information and promote public input opportunities and other resources for residents. Announcements and reminders of upcoming events were also posted prominently on the home page of Town website. A dedicated OSRP email address was established to collect comments and questions.

Open Space Committee members took an active role in the public engagement process, including acting as facilitators and note takers during two virtual public workshops. They also set up listening stations at open spaces and parks throughout town and at the Arlington Farmer's Market to promote the online survey that was a key part of the update process. Members were able to speak directly with residents about their priorities and concerns and have a meaningful conversation about possible solutions.

2. Public Engagement

How are we doing?

Public engagement was organized around two key questions. The first was "How are we doing?" A virtual public workshop on June 10, 2021, had nearly 50 participants. After a short introduction, the participants joined facilitated small groups to talk about how they currently experience the Town's conservation and recreational areas. Participants could choose if they wanted to join a group to talk primarily about open space resources or recreational areas. They offered input on the Town's current efforts to protect open space and provide recreational opportunities, what types of resources, amenities, facilities, and programs are needed most in Arlington, and how existing recreation and conservation areas could be improved. The workshop concluded with a report-out from each group, highlighting common themes and issues. See Appendix A for a summary of the June workshop.

Following the workshop, a community survey was designed to organize and confirm the major themes that emerged from the small group discussions. It was promoted through the Town's website, social media, announcements at Town board and committee

meetings, posted flyers on municipal community boards throughout town, and printed postcards available at Town Hall and other public locations. Paper copies of the survey were also made available.

From July through September 2021, Open Space Committee members set up more than 20 "listening posts" in open space and recreation areas to interact directly with residents and to inform them of the survey. Members handed out postcards with the link and QR code to the online version of the survey along with the Committee's website and email address. Some park users completed the survey in hard copy at the listening posts. Members also took the opportunity to talk with people about their experiences and ideas to maintain and improve the Town's open space and recreation resources.

A total of 1,057 people responded to the structured survey questions and provided hundreds of specific comments and recommendations. A summary of the survey results is found in Appendix A.

Are we on the right track?

The second question to the public was "Are we on the right track?" To answer this question, a second public event, held on December 8, 2021, reviewed the themes of the 2015 goals to see if they were still relevant to meet community needs and if changes could be made to make them more current.

Approximately 30 participants agreed that the overall goal themes were still relevant to meet community needs. Small group discussions helped to prioritize specific actions that the Town should undertake to meet these goals. At the end of the workshop, each group reported out the key points from their discussion. A summary of the second public workshop is found in Appendix A.



Open Space Committee Listening Station. Photo credit: Ann LeRoyer

3. Town Departments and Committees

The Town wanted to use a variety of approaches to engage civic leaders, volunteers, and other groups to ensure that its outreach efforts were reaching as many residents as possible (Section 5 below discusses specific efforts to reach residents in the town's environmental justice neighborhoods).

Interviews were conducted with municipal department staff to help update the community setting and environmental inventories discussed in the OSRP and to understand the work of different departments and how they support the OSRP goals and objectives. Departments identified for interviews included the Recreation Department, Department of Planning and Community Development, Town Manager's Office (including the Community Preservation Act Committee), Health and Human Services Department (including the Diversity, Equity, and Inclusion Division office), and Public Works Department.

The Town has undertaken many studies and initiatives since 2015, so the status and impacts of their implementation was discussed with the department staffs, along with any next steps that should be considered in the updated OSRP. Questions focused on each department's ability to meet the itemized goals and objectives in the management of open space and recreational resources, additional resources required if the goals are not being met, and future efforts to be planned. The 2015 OSRP Action Plan was also reviewed to determine which actions have been completed, which items are still outstanding or in progress, and what new actions should be included for the future.

Arlington has a wide variety of municipal boards, volunteer committees, and park friends groups that were also consulted. Open Space Committee members used their own connections to keep other committees updated and to gather feedback and comments throughout the update process. Specific outreach was made to the Council on Aging and the Disability Commission. The public workshops, online survey, and other opportunities for participation were promoted to all these municipal boards and committees.

4. Recent Town Plans and Initiatives

The Town has initiated or completed many diverse planning efforts since 2015 that have helped inform the OSRP update and provide overall support of open space and recreational planning in Arlington. Each of these efforts involved public engagement to determine needs and priorities for future projects that come out of these plans and studies. They include the following (hyperlinks provide if available online):

- Connect Arlington (2021)
- Minuteman Bikeway Planning Study (2021)

- Mystic River Path Connection to Minuteman Bikeway Feasibility Study (2021)
- Net Zero Action Plan (2021)
- Hazard Mitigation Plan (2020)
- Arlington Heights Neighborhood Action Plan (2019)
- Mill Brook Corridor Report (2019)
- Historic Preservation Survey Master Plan Final Report (2019)
- Arlington Reservoir Master Plan (2018)
- Arlington Tree Management Plan (2018)
- Arts and Culture Action Plan (2017)
- Community Resiliency Building/Municipal Vulnerability Preparedness (MVP) Workshop (2017)
- Arlington Master Plan (2015)
- Complete Streets Prioritization Plan (ongoing)

These plans are referenced in support of the findings on Needs Analysis (Section 7), as well as the development of strategies outlined in the Action Plan (Section 9).

5. Enhanced Neighborhood Outreach

The Town undertook targeted outreach as part of the OSRP update to ensure that it incorporated the needs of all residents, particularly lower-income and minority populations that are often underrepresented in community planning projects. Two sources of data and information guided these efforts: the Commonwealth's policy on Environmental Justice (EJ) and the federal Community Development Block Grant Program.

According to the Massachusetts Executive Office of Energy and Environmental Affairs (EEA),

> ***"Environmental Justice (EJ) is based on the principle that all people have a right to be protected from environmental pollution, and to live in and enjoy a clean and healthful environment. Environmental justice is the equal protection and meaningful involvement of all people with respect to the development, implementation, and enforcement of environmental laws, regulations, and policies and the equitable distribution of environmental benefits."***

Environmental Justice Communities

The Massachusetts Environmental Justice Policy defines EJ populations as:

> "those segments of the population that EEA has determined to be most at risk of being unaware of or unable to participate in environmental decision-making or to gain access to state environmental resources, or are especially vulnerable. They are defined as neighborhoods (U.S. Census Bureau

census block group data for minority criteria, and American Community Survey (ACS) data for state median income and English isolation criteria) that meet one or more of the following criteria:

- The annual median household income is not more than 65% of the statewide annual median household income;
- Minorities comprise 40% or more of the population;
- 25% or more of households lack English language proficiency; or
- Minorities comprise 25% or more of the population and the annual median household income of the municipality in which the neighborhood is located does not exceed 150% of the statewide annual median household income."

Arlington has 21 census blocks where 40% or more of residents identify as a minority population (Map 3-2). More discussion on these neighborhoods is found in Community Characteristics, Environmental Justice Populations (Section 3.C.5).

Community Development Block Grant Program

Authorized in 1974, the Community Development Block Grant (CDBG) program is one of the longest continuously run programs at the U.S. Department of Housing and Urban Development (HUD). The CDBG program gives grants to over 1,200 communities each year to address critical and unmet community needs, primarily serving low- and moderate-income households.

Arlington is classified as an Entitlement Community and has received CDBG grants directly from HUD annually since 1975. Each year, nonprofit organizations and town departments apply for a portion of the annual grant for projects that serve low- to moderate-income households. The Town's eligibility for these funds is based on community demographics, including age of householder and income status. In recent years, the Town has received grants of about $1 million annually. Over the past 47 years, Arlington has received more than $58 million from HUD and leveraged millions more through subrecipients, and from other public and private sources.

Targeted Outreach

The following outreach efforts were performed to ensure that residents in EJ and CDBG neighborhoods had the opportunity to participate in the OSRP update process:

- Arlington Housing Authority posted flyers about the public workshops and community survey in common areas of their developments.

- Flyers were posted on community boards and commercial areas within the EJ and CDBG neighborhoods.
- Open Space Committee members set up "listening posts" in parks located within the neighborhoods.
- Given the number of diverse languages spoken by residents, translations of surveys were made available upon request.
- Arlington EATS distributed surveys to their clients and members.

C. Major Accomplishments Since 2015

Arlington's 2015-2022 OSRP outlined more than 75 separate action items grouped under five goal priorities: land protection, maintenance and capital improvements, management of town open spaces, public participation and stewardship, and sustainable approaches for natural resources management. The projects and initiatives described below illustrate the breadth of work that Arlington's government departments, boards, and commissions have accomplished since 2015, in collaboration with many volunteer committees, regional partners, and other groups. Most of these projects address more than one goal or objective simultaneously, and many are ongoing, as elaborated in other sections of this 2022 OSRP.

Arlington Reservoir Master Plan

In 2018, the Arlington Park and Recreation Commission accepted the completed *Arlington Reservoir Master Plan*, creating a tool to plan and strategize funding opportunities for future investments at "The Res." The Master Plan was developed with extensive public input to understand the diverse needs of residents and stakeholders, to foster dialogue, and to build consensus on how to create a first-class open space and recreation facility. Specific goals include:

- Improve the perimeter trail
- Establish a pedestrian circulation strategy
- Establish a vehicular circulation strategy
- Improve site permeability, visibility, and access
- Improve water quality, filtration, and pump equipment system at the bathing beach
- Improve existing recreational facilities
- Improve the Wildlife Habitat Garden, including installation of more durable fencing

As a long-range planning document, the Master Plan presents recommended strategies with phasing scenarios, estimated costs, and maintenance considerations. Extensive public engagement documented community support for these investements and allows the Town to confidently move forward with capitial investments at The Res.



The Beach as the Res. Photo credit: Ann LeRoyer

As of March 2022, the Town completed Phase I, and Phase II is nearly complete. Specific activities include:

- Pump House improvements including new filtration and UV system, pump replacement, and building upgrades
- Beach improvements
- ADA accessible walking path
- New playground
- New parking lot
- New boat ramp
- Bank stabilization and native plantings

Funding for these phases was obtained from a combination of the Town's Capital Plan and Community Preservation Act (CPA) funds.

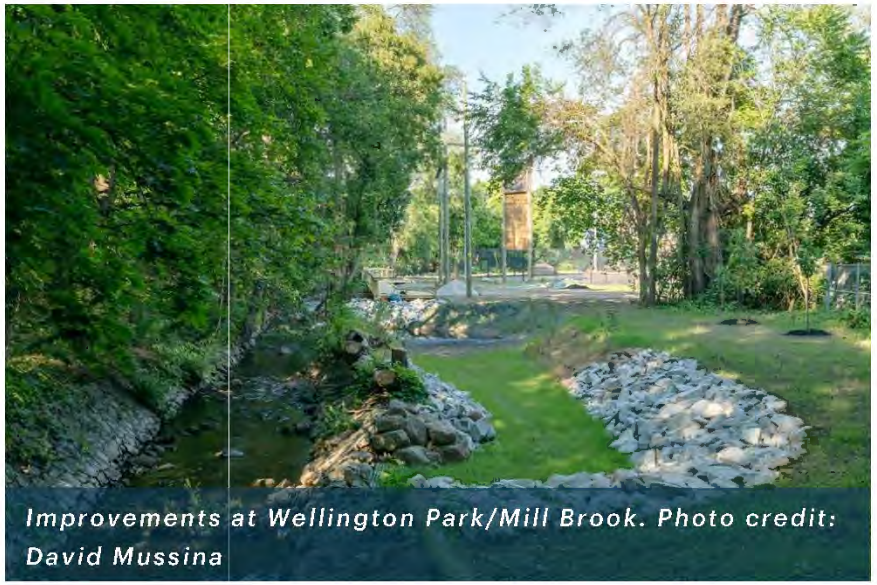
Wellington Park/Mill Brook Corridor Revitalization Project

The improvements along Mill Brook in Wellington Park are part of the implementation of the long-term goal to expand both passive and active recreational opportunities in the Mill Brook corridor and address flooding concerns described in the 2019 *Mill Brook Corridor Report* and the Municipal Vulnerability Preparedness (MVP) Program Plan. Working with the Mystic River Watershed Association (MyRWA), the Wellington Park/Mill Brook Corridor Revitalization Project has made this area more accessible as an environmental, cultural, and public health resource.

In 2019, with combined CPA funds and an MVP Action Grant from the state, a comprehensive revitalization plan with construction documents was developed for flood mitigation and park improvements. The following year, the Town again leveraged CPA funds and the Town's CDBG program with an MVP Action Grant for construction. The first phase of construction provided enhanced access to a half-acre of the park that had been overgrown with invasive plants. A new boardwalk

and new porous pathways allow for access to the newly visible brook.

Most work was completed in fall 2021, including the installation of seating and gathering spaces near Mill Brook, additional native plantings, a rain garden, and a natural play area. An existing bridge over the brook was found to be unsafe and was demolished. A future project envisions a new bridge with connecting trails on both sides of the brook.



Improvements at Wellington Park/Mill Brook. Photo credit: David Mussina

Fields and Playgrounds

Recent studies have led to recommendations for field and playground improvements, several of which are currently in planning or construction phases. In addition, major renovation projects were completed in 2017 at Magnolia Playground and Community Garden and at Robbins Farm Park and in 2020 at Lussiano Playground at North Union Park.

Playground Assessment and Recommendation Report

In 2019, the Park and Recreation Commission spearheaded an evaluation of the Town's 20 playgrounds. Each was assessed based on surfacing, maintenance of grounds, equipment, and site furnishings. The report highlights that most of the playgrounds assessed were in fair to poor condition overall. Detailed recommendations include short-term retrofits and surfacing needs with estimated costs for some playgrounds and long-term planning needs, including a funding review, for those in the poorest condition.

Field and Playground Feasibility Study

Led by the Recreation Department, the 2021 Field and Playground Feasibility Study provides an assessment of existing conditions at 12 selected athletic fields and playgrounds throughout the town. It documents grading and drainage issues, safety concerns, and other noticeable conditions. It also provides evaluations of site amenities, such as seating, walkways, and other features. Recommendations focus on improvements that enhance ADA accessibility, user safety and function, and

overall aesthetics. As of April 2022, project planning is underway at the following sites documented in the report:

- Spy Pond Playground - Playground renovation
- Hurd Field - Baseball/softball field renovation with walking path
- Robbins Farm Playground and Hill Slide Replacement - Playground renovation and replacement of hill slides
- Poets Corner Field and Playground - Field renovation looking at potential turf field, playground renovation, and other site improvements
- Parmenter Playground and Other Improvements - Playground renovation, basketball court renovation, and other site improvements

Conservation Projects

Arlington's Conservation Commission protects and manages the town's wetlands and conservation lands. It reviews all proposed activity within regulated areas, including any work within 100 feet of a wetland, lake, or pond, within 200 feet of a river or stream, or within the 100-year floodplain. The commission issues permits for and oversees projects that follow state and local wetland regulations. Two recent examples are included here.

Mystic Riverfront Restoration Project

The Mystic River in Arlington was directly impacted by an oil spill on the Mystic Valley Parkway in 2013, making it eligible for grant funding for restoration. The Conservation Commission and Town Engineer prepared a Natural Resource Damages Assessment grant application for the Town and in 2017 received nearly $50,000 from the Massachusetts Department of Environmental Protection (MassDEP). The site is located along the Mystic River at the end of Park Street, within an EJ community.



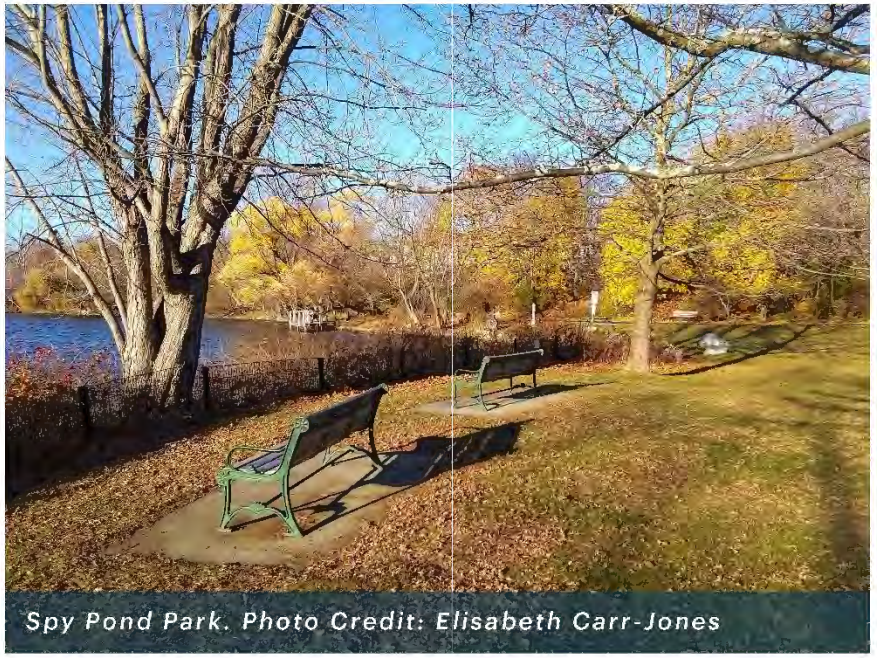
Educational signage. Photo credit: Susan Chapnick

Work began in October 2017 and continued through 2019 to stabilize the slope along the riverbank, remove a broken concrete headwall at the stormwater outfall, repair the drainage pipe, create a swale for flood storage to percolate stormwater runoff, move the dirt footpath around this newly created riparian habitat, and install native plantings and educational signage.

Spy Pond Edge and Erosion Control Project

The Conservation Commission received CPA funding in 2016 to conduct a feasibility study and detailed survey that identified shoreline preservation alternatives and options to mitigate erosion on select portions of Town-owned shoreline along the edge of Spy Pond. Shoreline erosion in these areas resulted primarily from stormwater runoff, wave and ice action, and high recreational use. Over the years, park users have ventured off formal trails and onto banks, creating informal paths that caused unstable banks and erosion. The study concluded that restabilizing the banks would reduce sedimentation into the pond.

In 2019, the Department of Planning and Community Development took the findings from this study and led the Spy Pond Edge and Erosion Control Project. The work included shoreline stabilization, invasive species removal, and revegetation of banks of Town-owned property along the pond. The project also built a wooden platform overlooking the pond and created an ADA-compliant and permeable pathway through the park. Most of the work occurred within Spy Pond Park, though additional shoreline stabilization took place adjacent to the Boys and Girls Club and behind Scannell Field, where a rain garden swale was also installed. This project was supported with funds from CPA, CDBG, Park and Recreation ADA funds, and Land and Water Conservation Funds from the Massachusetts Division of Conservation Services. Additionally, two generous donations were made by the Friends of Spy Pond Park and the Mass Audubon Judy Record Fund.



Spy Pond Park. Photo Credit: Elisabeth Carr-Jones

Public Awareness and Education

The Town of Arlington and many of its departments and volunteer committees sponsor outreach programs and educational events at parks and other public spaces throughout each year. Following are three ongoing projects.

Tree Canopy

In 2017, the Town was awarded a grant by the Massachusetts Department of Conservation and Recreation to conduct an inventory of its street trees, to assess conditions, and identity potential planting sites. Information and data were collected by Arlington's Tree Warden, two interns, Arlington Tree Committee members, and many volunteers. The data collected were used to create an interactive Public Tree Inventory Map, which is now available on the Town's website. In 2018, the information and data from the completed Tree Inventory helped create Arlington's Tree Management Plan, which outlines tree maintenance and planting and overall tree management goals. Opportunities for ongoing public participation in enhancing the town's tree canopy include the Adopt-a-Tree program to promote street tree watering and several programs for purchasing and planting trees.

EcoFest and EcoWeek

Arlington sponsors an annual event, typically in the spring, that promotes environmental stewardship and raises awareness of what residents can do to be better keepers of our planet. Over the past seven years (except during the COVID-19 pandemic), these programs have been either one-day EcoFests or a weeklong series of events that have included demonstrations, tours, workshops, and other activities that bring the community together around environmental issues. The Department of Public Works collaborates with other departments, volunteer groups, students, and nonprofits to organize these programs for all ages.

Take A Walk Arlington

Take A Walk Arlington, an initiative of the Arlington Open Space Committee, was completed in 2020. The project created one town-wide map and seven neighborhood maps showing safe walking routes that connect open spaces, conservation lands, playing fields, playgrounds, and other points of interest. These maps are available on the Open Space Committee's page of the Town's website. During the COVID-19 pandemic, there was a renewed interest in the maps as residents looked for ways to get outside and be more active during state-mandated stay-at-home orders.

SECTION 3. COMMUNITY SETTING

A. Regional Context

The Town of Arlington is in eastern Massachusetts and lies at the edge of the Boston Basin (a broad, flat, floodplain). Located about six miles northwest of Boston, Arlington's population of 45,304 (2019 American Community Survey) occupies 5.6 square miles or 3,509.9 acres. Arlington is part of Middlesex County and the Greater Boston metropolitan area; its neighboring communities are Lexington, Winchester, Medford, Somerville, Cambridge, and Belmont (see Map 3-1). The primary commercial corridors of Massachusetts Avenue and Broadway bisect the town and connect it to Cambridge and Somerville on the east and Lexington on the west.

Arlington is a town governed by a five-member Select Board, an elected representative Town Meeting of 252 members from 21 precincts, and an appointed Town Manager, similar in governance to the adjacent towns of Lexington, Winchester, and Belmont.

1. Regional Transportation Networks

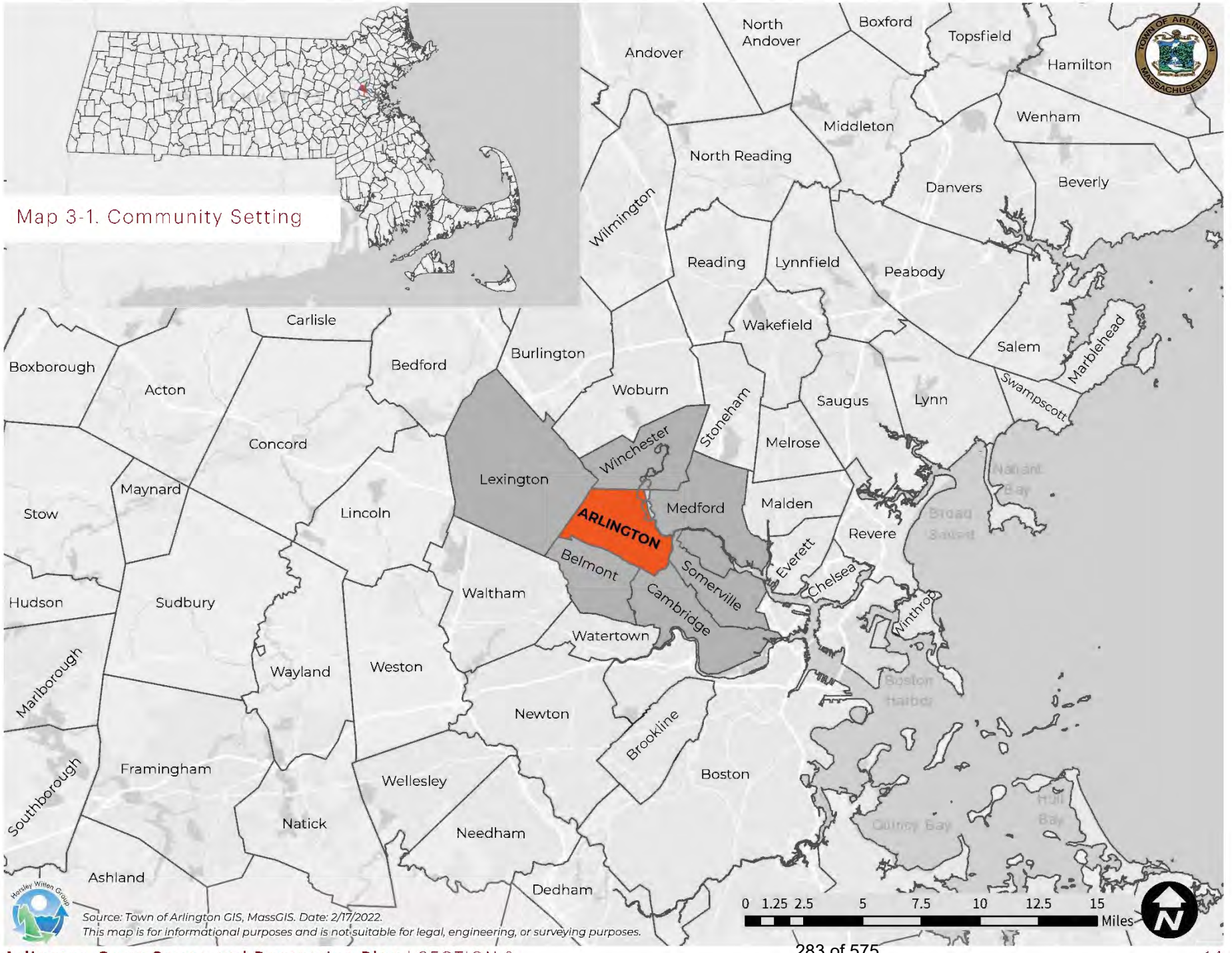
Many major roads (Massachusetts Avenue and Routes 2, 2A, 3A, 16, and 60) pass through Arlington, linking residents with neighboring towns, Boston, Cambridge, and nearby highways (Interstates 93 and 95). During peak commuting hours these roads are highly congested. Massachusetts Bay Transit Authority (MBTA) bus transportation also services Arlington, carrying commuters to regional destinations, including the MBTA Alewife T Station on the Cambridge border. The Minuteman Bikeway also passes through Arlington, parallel to Mass Avenue and along parts of Mill Brook and Summer Street. The 10-mile Bikeway starts just over the Arlington border in Cambridge, traverses Arlington and Lexington, and ends near Bedford Center. It is one of the busiest rail-trails in the country.

2. Open Space Resources Shared with Other Towns

Arlington shares a few important and unique resources with neighboring towns and is actively engaged in regional planning efforts to preserve, protect, and enhance those areas.

Arlington Reservoir

Arlington Reservoir combines a water body of 29 acres and land totaling 65 acres, including woods, open areas,


Map 3-1. Community Setting
Andover
North Andover
Boxford
Topsfield
Hamilton
Wenham
Middleton
North Reading
Danvers
Beverly
Wilmington
Reading
Lynnfield
Peabody
Wakefield
Salem
Marblehead
Swampscott
Lynn
Saugus
Melrose
Stoneham
Winchester
Woburn
Burlington
Bedford
Carlisle
Boxborough
Acton
Concord
Maynard
Stow
Lexington
ARLINGTON
Medford
Malden
Revere
Everett
Chelsea
Winthrop
Belmont
Somerville
Cambridge
Watertown
Waltham
Lincoln
Hudson
Sudbury
Marlborough
Wayland
Weston
Newton
Brookline
Boston
Framingham
Southborough
Wellesley
Natick
Needham
Ashland
Dedham
0 1.25 2.5 5 7.5 10 12.5 15
Miles
N
Source: Town of Arlington GIS, MassGIS. Date: 2/17/2022.
This map is for informational purposes and is not suitable for legal, engineering, or surveying purposes.

and a sandy beach. More than half of this site is in Lexington, but the land is owned by the Town of Arlington. The Reservoir is frequented by many visitors, particularly in the summer, because of its beach and supervised swimming area. A one-mile wooded path around the Reservoir is used regularly by walkers, joggers, bird watchers, and others who seek a quiet place to enjoy the outdoors close to home. Significant changes are being made in both towns that will improve visitor amenities as part of the current Reservoir Master Plan renovation project.

Arlington's Great Meadows

Arlington's Great Meadows, also located in Lexington but owned by Arlington, is a 183-acre area with a significant number of wetlands and wet meadows. Several entrances are available from the Minuteman Bikeway, and boardwalks have been built and repaired by volunteers in recent years to make the trails more accessible. Residents of Arlington, Lexington, and neighboring towns often visit the Great Meadows to walk, bike, or ski and to observe the diverse flora and fauna, especially the large variety of birds.

Minuteman Bikeway

This rail/trail conversion was dedicated in 1992. The 10-mile paved Bikeway runs from Cambridge's Alewife T



Arlington's Great Meadows. Photo credit: Harvey Cote

(MBTA) Station through Arlington and Lexington, terminating near Bedford Center with an extension planned to the Concord line. The Arlington section is called the Donald Marquis/Minuteman Commuter Bikeway in honor of the former long-time Town Manager who played a significant role in leading the effort to convert the former railway line into an active trail. The MBTA operated passenger service on this former railroad line through 1977. After a private company purchased the right of way and eventually went bankrupt, the Towns of Lexington, Arlington, and Bedford moved forward with efforts to eventually establish the Bikeway, which is still owned by the MBTA; each town section is managed by the respective

community. The Bikeway in Arlington abuts a mix of residential, commercial, and industrial land uses as well as numerous Town-owned open spaces, conservation lands, and recreational facilities.

Water Bodies

Arlington shares several water bodies with neighboring communities. Alewife Brook on the eastern side of town creates borders with Belmont, Cambridge, and Somerville. It flows into the Mystic River, which then passes through Medford, Somerville, and other communities on its way to Boston Harbor. The Upper and Lower Mystic Lakes border Arlington, Medford, and Winchester. Alewife Brook, Mystic River, the Mystic Lakes, and adjacent green space are all owned and controlled by the Massachusetts Department of Conservation and Recreation (DCR). As noted above, the Arlington Reservoir on the western edge of town spans the border between Arlington and Lexington.

Parkways

Multiple highways and roads (Routes 2, 2A, 3A, 16, and 60) pass through Arlington. Alewife Brook Parkway (Route 16) and the Mystic Valley Parkway offer particularly scenic views and open space values. These two roadways are owned and controlled by the Massachusetts Division of Conservation and Recreation (DCR) and are shared with Cambridge, Somerville, and Medford. Planned over 100 years ago as part of Charles Eliot's plan for the Boston metropolitan area, these parkways were designed as carriageways that would provide scenic views to the traveling public. Besides serving as transportation corridors, these parkways provide a buffer area between land uses.

The DCR Parkways Master Plan (August 2020) is DCR's vision for an interconnected network of diverse parkways throughout Boston's metropolitan region that include the Alewife Brook and Mystic Valley Parkways. The DCR Plan identifies short-term improvements and long-term capital investments and provides policy and design guidance for improving its parkways for all travel modes and for all users.

3. Regional Planning Efforts

Arlington is a member of the Metropolitan Area Planning Council (MAPC), a regional planning agency that serves 101 towns and cities in Greater Boston. The Town participates actively in MAPC planning activities, such as the Inner Core Committee (which includes representatives of communities close to Boston who meet regularly to discuss common interests, such as open space).

The Town is also a member of the Metropolitan Mayors Coalition, a group of cities and towns in the urban core of the Metro Boston area, whose leaders pledge to work

together to create solutions for common, regional issues. One focus of the Coalition is preparing the region for climate change. The Climate Preparedness Taskforce works on projects and programs to promote climate mitigation (reducing greenhouse gas emissions) and enhance climate resiliency (strengthening communities socially and structurally). The Town actively participates in the Taskforce.

Increasing development pressures in the Alewife region around the Route 2 rotary at the MBTA Alewife T Station and more frequent flooding and traffic congestion in East Arlington in recent years have caused growing concerns and activism.

The Tri-Community Flood Group for Arlington, Belmont, and Cambridge includes town engineers, elected officials, and concerned neighbors and volunteers. Among the issues the group discusses are the combined sewer overflows (CSOs) that enter the brook from Cambridge and Somerville after heavy rains. The group last met in 2019, but recent advocacy is renewing attention to this issue.

Save the Alewife Brook is a volunteer-led effort established in 2021 to address flooding and water quality problems in the Alewife Brook, particularly the CSO discharges which send sewage-contaminated water into the brook. An estimated 1,200 Arlington residents live in the 100-year flood plain near the Alewife Brook. During flood events, that unsafe water enters their homes and also contaminates publicly owned lands adjacent to the brook. Climate change threatens to exacerbate the problem with wetter rain seasons, more frequent and more severe storms, and sea level rise.

The Mystic River Watershed Association (MyRWA) works to protect the Mystic River area, including Alewife Brook, Mill Brook, and the Mystic River and Lakes. It sponsors a variety of water quality monitoring programs and offers educational and outreach opportunities throughout the year. MyRWA represents a total of 21 towns and cities within the watershed area. The river and much of the land along the waterway is managed by DCR, which completed a master plan for the area in 2009. MyRWA headquarters are located in the former Central School next to Town Hall in Arlington. Discussion of MyRWA's current projects in Arlington occurs throughout this OSRP document.

The Town is a member of the Resilient Mystic Collaborative, a partnership also between the 21 cities and towns within the Mystic River Watershed and facilitated by MyRWA. The Town also signed on to the Charles River Climate Compact, a partnership between 15 cities and towns within the Charles River Watershed. This compact is facilitated by the Charles River Watershed Association.

Arlington is one of 45 communities designated as part of Freedom's Way National Heritage Area, a federally sponsored program to cultivate a shared stewardship agenda to protect, enhance and promote the nature, culture, and history of the region. Designated by Congress in 2009, the National Heritage Area spans 994 square miles and educates visitors about the region where the American Revolution began.

Massachusetts Avenue in Arlington is also named Battle Road Scenic Byway, an All-American Road as part of the 2021 designations to America's Byways® through the Federal Highway Administration National Scenic Byways Program. This designation is the first All-American Road in Massachusetts. With this designation comes recognition of the lasting importance of the events of April 1775 in the Greater Boston region.

B. History of the Community

The following review of historic themes and development periods in Arlington is largely based on information in the Town's Historic Preservation Survey Master Plan Final Report (2019).

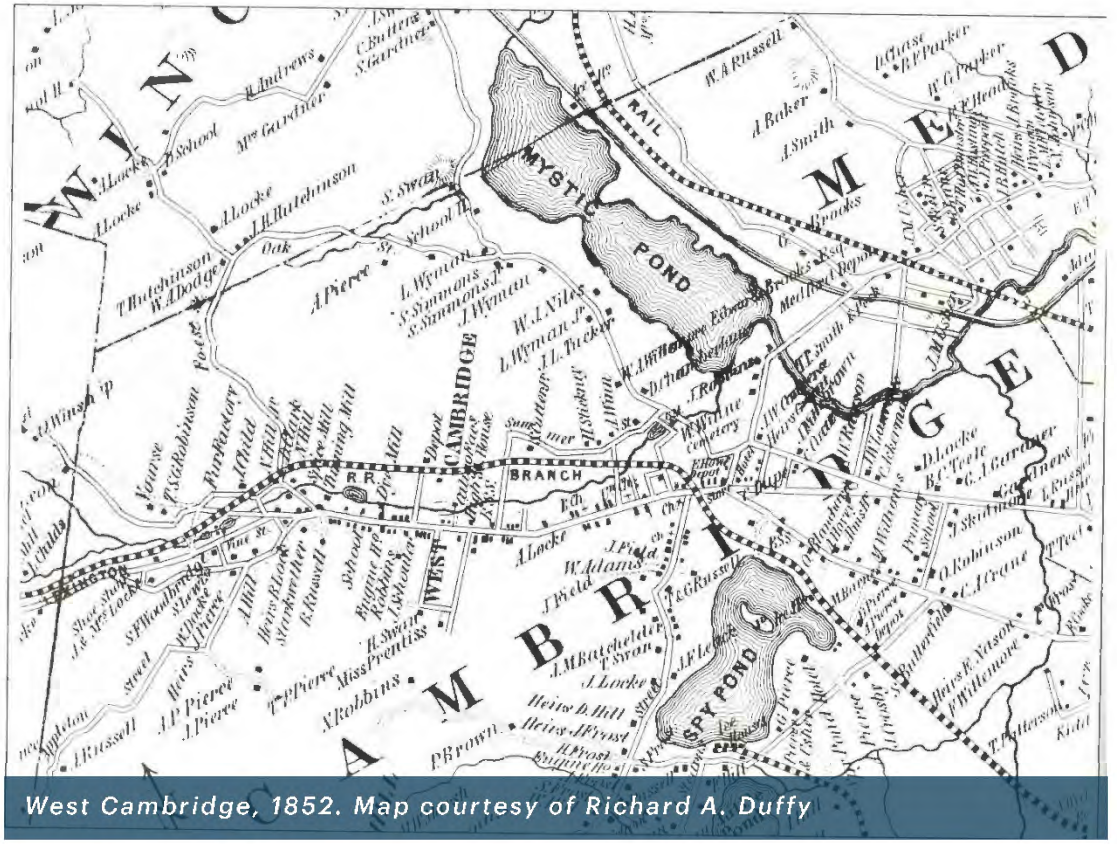
Menotomy: Native American and Colonial Settlement, ca. 1500 – 1806

The Massachuset tribe were the first people known to inhabit the land they called Menotomy, now known as Arlington. This powerful tribe lived in the valleys of the Mystic, Charles, and Neponset rivers, controlled rich fishing grounds along the coast, and practiced traditional agriculture and hunting. By the early 1630s, much of their land was occupied by English colonists who began settling in the area, then part of the Cambridge hinterland. An important founding event for the colonists of Menotomy was the building of Captain George Cooke's gristmill on Mill Brook near Mystic Street in 1637. The mixed agricultural and milling economy was manifested in rural farmsteads, mostly along Massachusetts Avenue, with small-scale mills and associated housing along Mill Brook and the Mystic River. A small town center developed near the intersection of Massachusetts Avenue and Pleasant Street. Slow but steady population growth occurred during this period, with a brief flourish of industrial-based prosperity at the turn of the 19th century.

West Cambridge: Early Industrialization and Population Growth, 1807 – 1866

The Town incorporated as West Cambridge in 1807, reflecting its considerable growth as a distinctive community. Major transportation improvements included the establishment of the Middlesex Turnpike (now Lowell Street) in 1810, the arrival of the railroad in 1846, and later the omnibus and horse-drawn street railway along Massachusetts Avenue. Industrial

expansion included a diversity of industries, although most were still comparatively small in scale; ice harvesting flourished at Spy Pond. The agricultural landscape persisted throughout most areas of town, gradually developing into commercial production in large-scale market gardens in the rich flatlands of East Arlington. Industrial and agricultural development began to attract a substantial immigrant community as well, and the town's first large housing subdivision was laid out in East Arlington in 1856. Connections with Boston propelled the development of genteel country houses near the town center and hillsides for wealthy mercantile commuters. At the same time, part of West Cambridge was annexed to Winchester in 1850 and another part was separated to create Belmont in 1859.



West Cambridge, 1852. Map courtesy of Richard A. Duffy

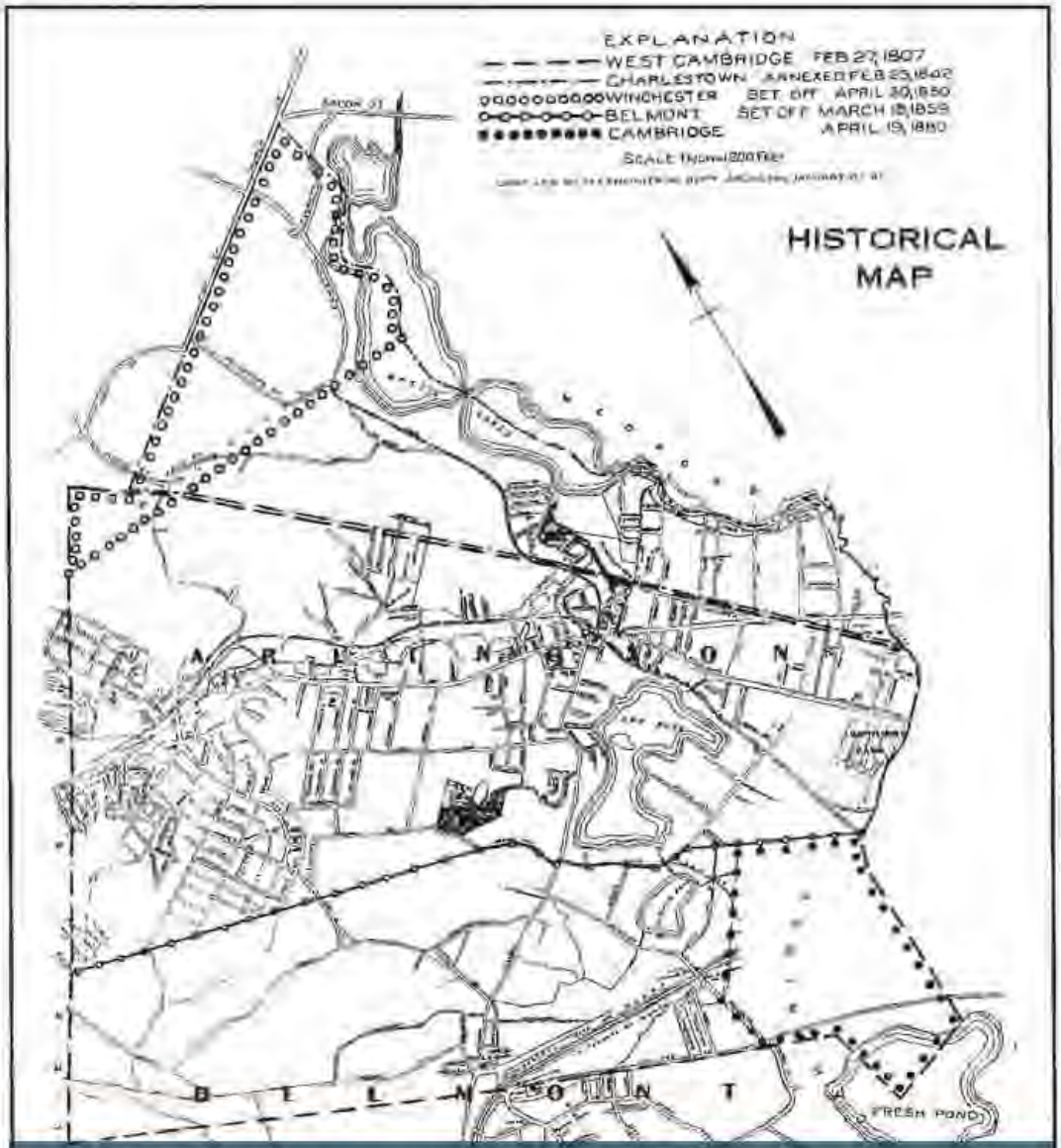
Arlington: Early Suburbanization and Market Gardens, 1867 – 1910

Arlington adopted its present name in 1867 to honor Civil War veterans buried at Arlington National Cemetery in Arlington, Virginia. Beginning with its re-incorporation, the town witnessed peaks and declines of industrial development (including mills, factories, and ice-harvesting), which was replaced by the predominance of market gardening and residential growth. Civic improvements and municipal services abounded. Planned housing developments appeared in the western part of town; three major commercial centers with substantial masonry buildings coalesced along Massachusetts Avenue; and grand institutional and civic development concentrated near the center of

Arlington. Electric railway service was extended throughout the town; the first automobile owned by a local resident appeared in 1900. With easier and more affordable transportation, the town's population quadrupled during this period. Vacationers were accommodated in hotels and health facilities; farms were subdivided for middle-class housing, including a substantial community of literary and visual artists in Arlington Heights; and the immigrant population continued to expand. Two- and three-family housing became common in the early 20th century to accommodate the town's growing population. Civic leaders became aware of the need to preserve the town's open space, and in 1896 land was assembled to create Menotomy Rocks Park as the first large public park.

Accelerated Suburbanization, 1911 – 1940

The Boston area's continued population growth and accompanying demand for residential development in this period led to the closing of most of Arlington's large market gardens and the selling off of their land for single-, two-, and three-family housing to accommodate an increasingly working-class



1907 map of Arlington. Source: Neckar and Zellie 1980

population. Major immigrant groups included the Irish, Italians, Swedes, and Armenians. In northern and eastern Arlington, the town's last major farms were mostly subdivided by the 1930s. Extension of rapid transit to Harvard Square in Cambridge in 1912 was also pivotal to the growth of East Arlington. Massachusetts Avenue became almost exclusively commercialized. The Town adopted its first "Town Plan" in 1916 followed by the Zoning Bylaw in 1924. Many of the town's 18th century houses along Massachusetts Avenue were torn down and redeveloped for auto-oriented uses and larger-scale commercial development. The business zoning district was initially wider and broader along the entire stretch of the corridor as well as along Broadway. In the 1930s, the Concord Turnpike (Route 2) was built to relieve traffic on Massachusetts Avenue, diverting it away from Arlington Center and reducing connections to the neighboring Town of Belmont.

Post-War Modernization, 1941 – 1970

Arlington's position as a desirable bedroom community in close proximity to downtown Boston was solidified after World War II with the construction of subdivisions of single-family, Colonial Revival-style, and ranch houses; low- and medium-rise apartment blocks (mostly along Massachusetts Avenue, with some on isolated, surviving large parcels); and modern commercial strip development along the major thoroughfares. The post-war home-building boom was significant in some lowland areas of the town that previously had been preserved as farmland and floodplains. Route 128 was constructed nearby in the 1950s, signaling the pre-eminence of automobile-related commuting and development. Several modern office buildings, public housing developments, and schools were built, and the demolition of 18th and 19th century structures continued, especially along and adjacent to Massachusetts Avenue. The Town's second town-wide Comprehensive Plan was adopted in 1963 and set the path for further zoning amendments. One of Arlington's few remaining 19th century factories, the Old Schwamb Mill (1861), was saved from near destruction in 1969, marking the beginning of a renewed interest in preservation activities throughout the town.

The Past Fifty Years, 1970-2020

Arlington put a development moratorium on building permits in 1972 to control the commercial growth and higher density and taller residential development along Massachusetts Avenue. Following passage of the State Zoning Act update in 1975, the Town overhauled the Zoning Bylaw, adopting stricter development regulations, downzoning parcels along Massachusetts Avenue and other corridors, and creating new, smaller zoning districts to limit redevelopment potential. Zoning bylaw changes continue to adapt to changing needs.

The effects of past development remain visible throughout Arlington today in long-established residential neighborhoods and business centers in the East, Center, and Heights. With little remaining buildable land, new opportunities are focused on redevelopment and reuse of existing structures while protecting valued parks and conservation lands. Recent decades have seen enhancements in transportation (Minuteman Bikeway, Complete Streets), new arts and culture resources (Arlington Center for the Arts, Dallin Museum), and more small businesses, especially restaurants, as well as significant improvements in the Town's schools, parks, open spaces, and natural resources.

The Town adopted its current Master Plan in 2015. The Zoning Bylaw was then recodified in 2018 and other substantive amendments have been made to allow mixed-use development in business districts and new uses and development standards in industrial zones, which are located primarily along the Mill Brook corridor. Altogether, Arlington has become very attractive for families, young professionals, and long-time residents seeking a friendly, accessible community near Boston and all that the region has to offer.

C. Community Characteristics

Understanding Arlington's population characteristics and recent trends is essential so the Town can maximize the appropriate use of its open space resources and plan for the future. The following discussion provides statistics related to population demographics and then analyzes how Arlington's open space planning can respond to those data.

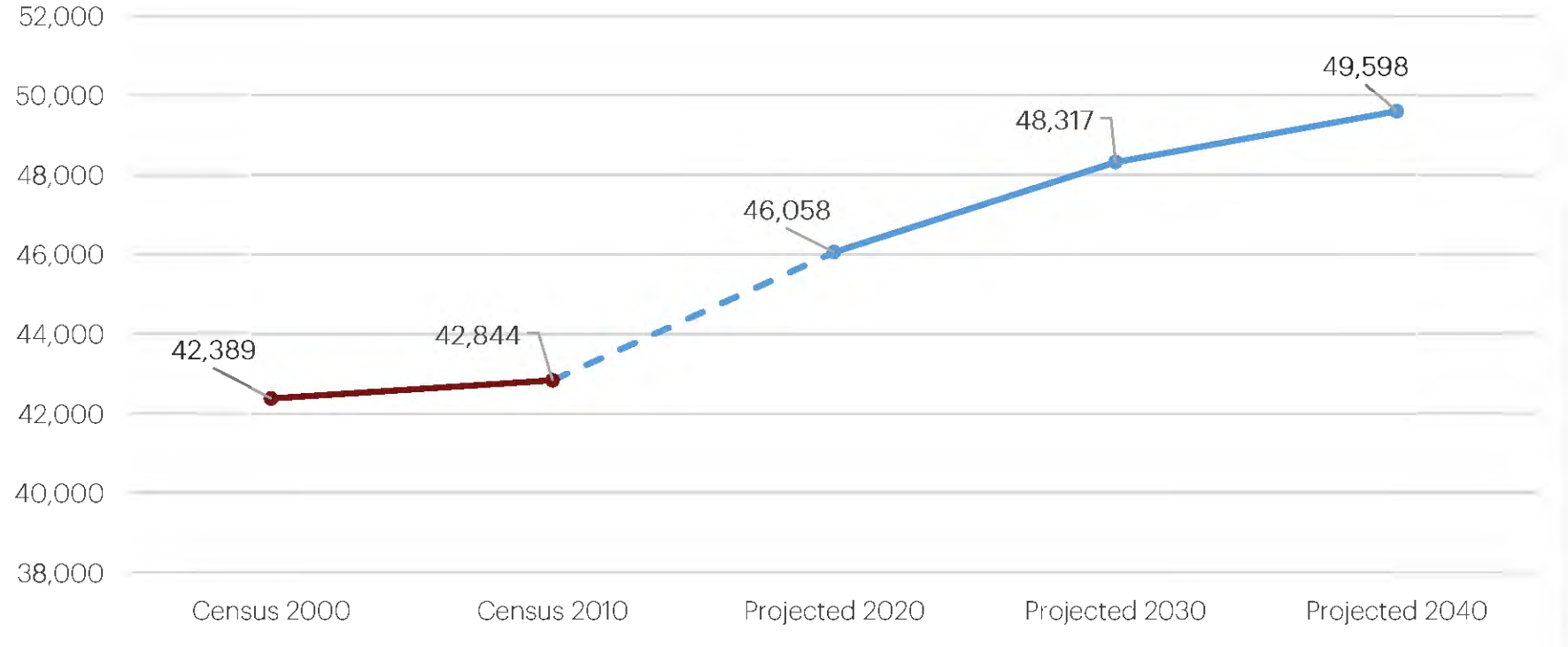
1. Population Characteristics

Current and Projected Population

Arlington's population is growing. In 2019, the American Community Survey (ACS) estimated Arlington's population to be 45,304, a noticeable increase of 6.8% from the 2010 U.S. Census, which reported population of 42,389.[1] Projections developed by the University of Massachusetts Donahue Institute (UMDI) and MAPC for the Massachusetts Department of Transportation (MassDOT) forecast steady population growth in Arlington over the next 20 years. Projections showed a local population of 46,058 in 2020, 48,307 in 2030, and 49,598 in 2040, increases of about 7.4%, 4.9%, and 2.7%, respectively (Figure 3-1).

[1] This plan uses data from the 2020 U.S. Decennial Census and 2014-2019 American Community Survey 5-year estimates. At the time of its writing, 2020 U.S. Decennial Census data was not available for all referenced community characteristics in this Plan.

Figure 3-1. Population Projections for Arlington through 2040



Source: MassDOT Socio-Economic Projections for 2020 Regional Transportation Plans, 2018

Population Density

Arlington is a densely populated community covering approximately 5.5 square miles, of which 5.2 square miles are land, and 0.3 square miles are surface water. According to the 2019 ACS, Arlington's 5.2 square mile land area is home to a population of 45,304 people with a population density of about 8,712 person per square mile. This population density is in the middle range of Arlington's surrounding communities (see Table 3-1). Except for the Town of Lexington which has a much larger land area, Arlington and its neighboring cities and towns have relatively high population densities, indicating limited open space resources and areas for Arlington residents nearby.

Table 3-1. Population Density of Arlington and Neighboring Towns

Town	Population	Population Density
Arlington	45,304	8,325.7
Belmont	26,116	5,316.9
Cambridge	118,927	16,470.2
Lexington	33,132	1,910.3
Medford	57,341	6,934.1
Somerville	81,360	18,404.8
Winchester	22,738	3,545.8

Source: American Community Survey 5-Year Estimates 2019

Table 3-2 Change in Age Groups as a Percent of Total Population, 2010 to 2019

Age Group	2010	2019	% Change
Under 10	12.1%	12.9%	0.8%
10-19	8.4%	10.0%	1.6%
20-24	4.1%	3.5%	-0.6%
25-34	14.0%	14.5%	0.5%
35-44	16.4%	15.2%	-1.2%
45-59	23.4%	20.3%	-3.1%
60-74	13.7%	16.4%	2.7%
75 and older	7.8%	7.2%	-0.6%

Source: American Community Survey 5-Year Estimates, 2010 and 2019

Current and Projected Age Distribution

As shown in Table 3-2, age groups experiencing slight increases from 2010 to 2019 were school age children (19 years and younger) and adults 25-34 years. This information may indicate some young families moving into Arlington. The proportion of residents 60-74 years increased almost 3%, the largest increase of all age groups.

Projections over the next 20 years show a decrease in children under 10 of nearly 20%, while the percentage of older children will increase. Residents between 35 and 44 are also projected to decrease, while residents aged 60-74 would experience a significant increase of over 50% (Table 3-3).

Residents with Disabilities

In 2019, about 4,031 Arlington residents (8.9% of the population of about 45,304) had mobility and/or self-care limitations. Of the 4,031 individuals with a disability, approximately 68.7% are 65 years and older.

Table 3-3. Population Projections by Age Group

Age Group	Census 2010	Projection 2020	Projection 2030	Projection 2040	% Change 2010-2040
Under 10	5,378	5,136	4,459	4,355	-19%
10-19	3,990	4,637	5,091	4,924	23%
20-24	1,447	1,688	1,844	2,003	38%
25-34	5,817	5,496	5,401	5,998	3%
35-44	7,134	6,933	7,091	6,687	-6%
45-59	9,763	10,065	10,381	10,612	9%
60-74	5,682	6,823	8,000	8,701	53%
75 and older	3,633	3,480	3,797	4,501	24%
Total Population	42,844	44,258	46,064	47,781	11.52%

Source: MassDOT Socio-Economic Projections for 2020 Regional Transportation Plans (UMass Donahue Institute), 2018

Racial and Linguistic Diversity

Most residents identify as one race, with 79.7% of Arlington's population in 2019 identifying as white and 20.3% identifying as another race or more than one race (Table 3-4). Arlington's residents of color identify as Asian (12.3%, mostly Asian Indian and Chinese), African American (3.1%), or mixed race (3.8%). The fastest growing subgroup is Asian. Across categories, 4.9% identify as Hispanic or Latino. By contrast, people of color account for 47.3% of the Boston metropolitan area's population and 23.2% of Middlesex County's total population.

Table 3-4. Racial Identity of Arlington Residents

	2010	2019	Change
One Race	97.3%	96.2%	-1.1%
White	86.0%	79.7%	-6.3%
Black or African American	2.2%	3.1%	0.9%
American Indian and Alaska Native	0.0%	0.1%	0.1%
Asian	8.7%	12.3%	3.6%
Native Hawaiian and Other Pacific Islander	0.0%	0.0%	0.0%
Some other race	0.4%	1.1%	0.7%
Two or more races	2.7%	3.8%	1.1%
Hispanic or Latino (of any race)	3.0%	4.9%	1.9%

Source: American Community Survey 5-Year Estimates, 2010 and 2019

While Arlington has limited racial and ethnic diversity compared to some of its neighboring cities, the town is home to a significant foreign-born population. Approximately 20% of Arlington's residents have immigrated to the U.S. from some other part of the globe. Most have been in the U.S. for over a decade. Data also show that 20% of town residents speak a language at home other than English. Within this group, 3% identify as speaking Spanish, 9.3% speaking other Indo-European languages, and 7.3% speaking Asian and Pacific Island languages.

Education Attainment

Arlington is a well-educated community. In 2019, 70.9% of residents 25 years and older had a bachelor's degree or higher, an upward trend from 2010 (Figure 3-2).

2. Household Characteristics

Table 3-5 shows that households with one or more people under 18 years and with one or more people 65 years and over increased 4.3% and 3.2% respectively from 2010 to 2019. This suggests that Arlington's households are including more families but are also becoming older. Householders living alone decreased by 2.7% since 2010, and average household size increased slightly to 2.36.

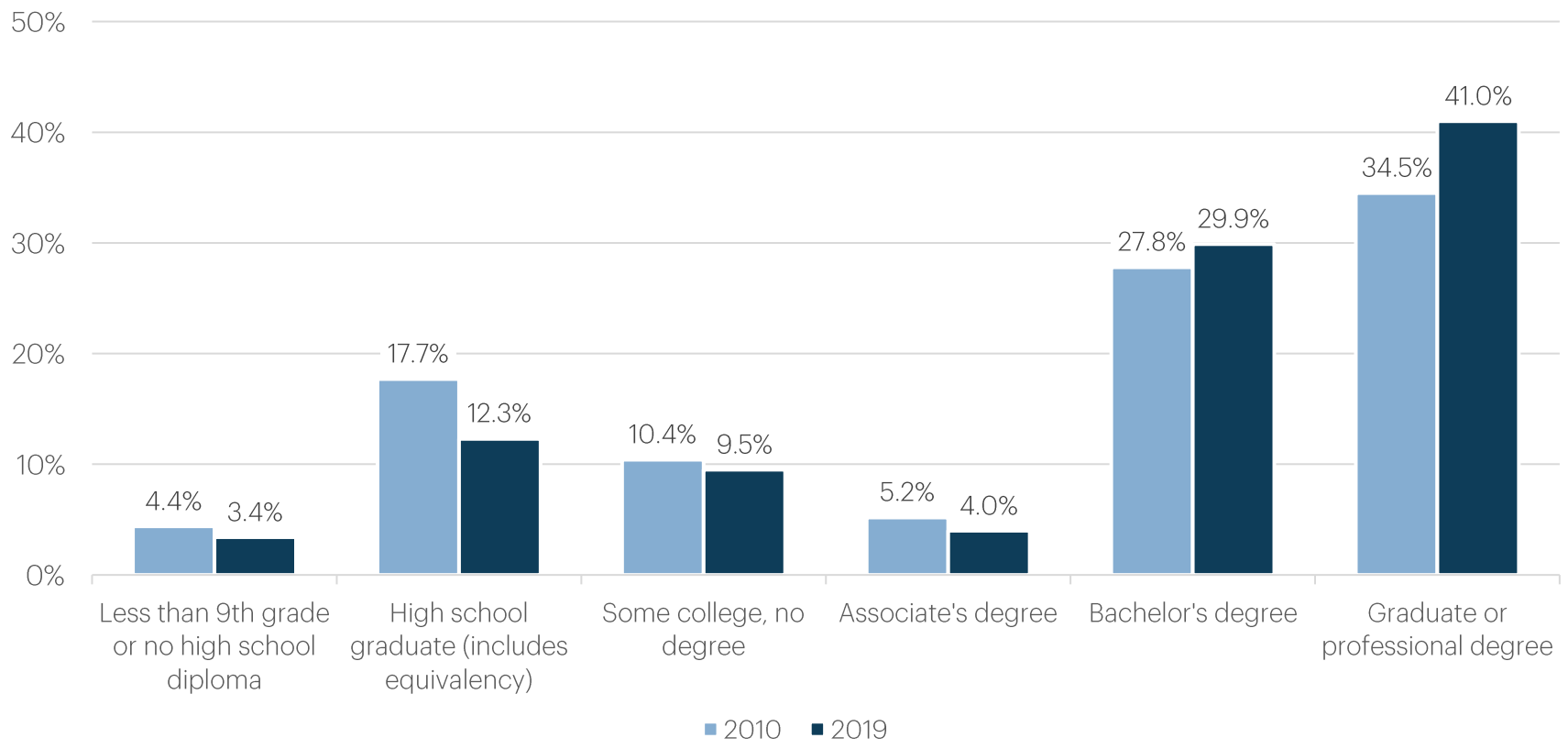
Table 3-5. Select Household Characteristics, 2010 and 2019

	2010	2019	Change
Total households	18,994	19,065	71
Average household size	2.22	2.36	0.14
Households with one or more people under 18 years	26.2%	30.5%	4.3%
Households with one or more people 65 years and over	26.4%	29.6%	3.2%
Householder living alone	34.6%	31.9%	-2.7%
65 years and over	10.8%	13.9%	3.1%

Source: American Community Survey 5-Year Estimates, 2010 and 2019

Projections from UMDI and MAPC also included the number of anticipated future households. In Arlington, an additional 3,866 household units are projected by 2040 (when comparing with 2019). This is a significant increase in anticipated future households, especially when compared to the small increase in households from 2010 to 2019.

Figure 3-2. Education Attainment of Arlington Residents 25 Years and Older

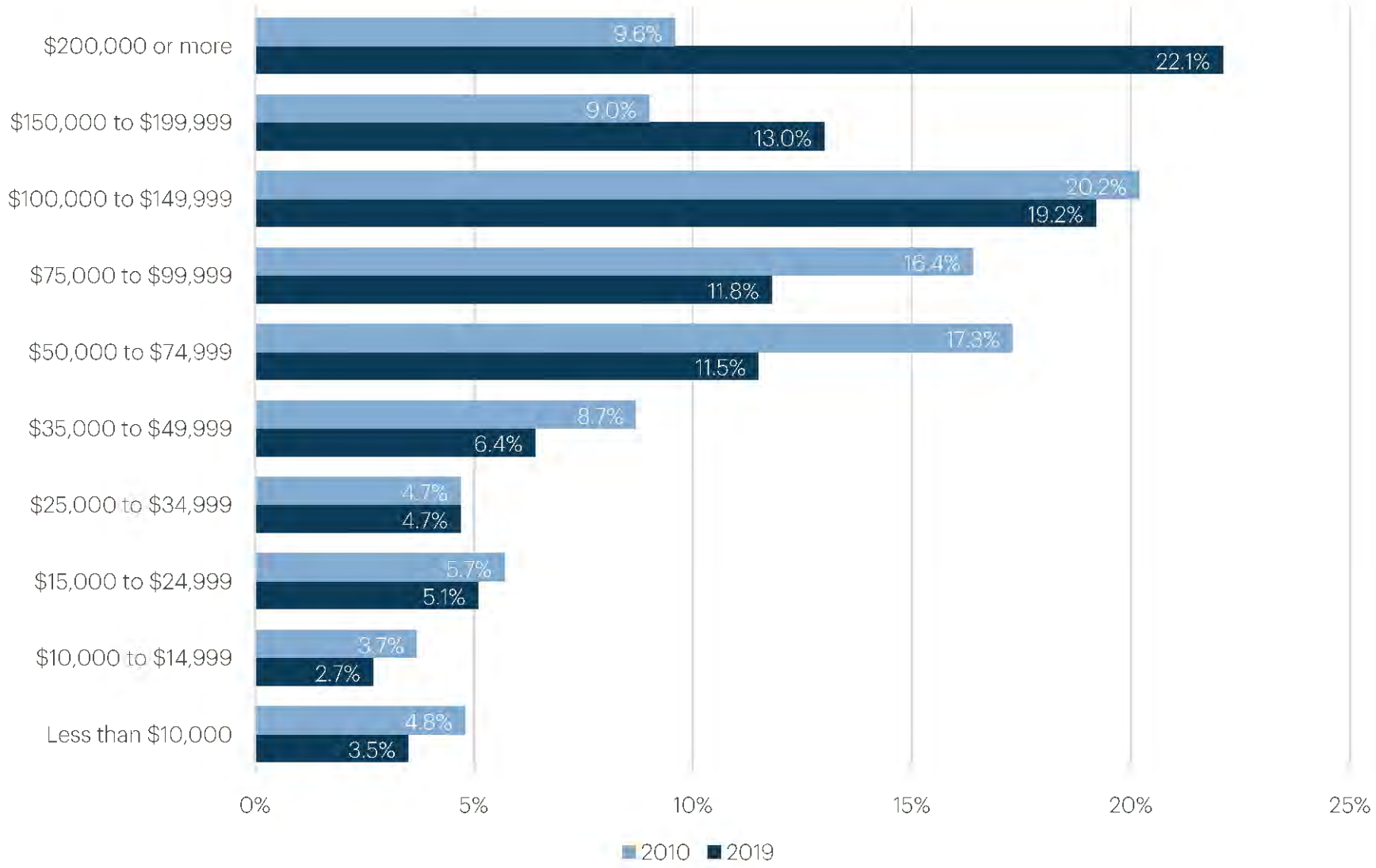


Source: American Community Survey 5-Year Estimates, 2010 and 2019

3. Income Characteristics

The median household income in Arlington was $108,389 in 2019, a $25,618 increase from 2010. Figure 3-3 shows the shifts in the income brackets and the increase in the number of households with median incomes more than $150,000. Approximately 54% of all Arlington households had household incomes over $100,000 in 2019.

Figure 3-3. Arlington's 2010 vs 2019 Household Income Comparison



Source: American Community Survey 5-Year Estimates, 2010 and 2019

Despite Arlington's relatively low poverty rates compared to the Boston Metro area, approximately 5.2% of Arlington's population lives below the poverty level. Approximately 25.5% of households receive Social Security income in 2019, with another 6.6% combined receiving Supplemental Security Income, public assistance income, or SNAP (Supplemental Nutrition Assistance Program) assistance for food purchases. The poverty rate for those under 18 is 3.5% and the poverty rate for those 65 and older is 7.7%.

Table 3-6. Top Employers in Arlington

Company name	Address	Number of employees
Armstrong Ambulance Svc Inc	Mystic St	250-499
Arlington High School	Massachusetts Ave	250-499
American Alarm & Comms Inc	Broadway	100-249
Brightview Arlington	Symmes Rd	100-249
Children's Music Network	Court St # 22	100-249
International School of Boston	Matignon Rd	100-249
Massachusetts Highway Dept	Appleton St	100-249
Mirak Hyundai	Massachusetts Ave	100-249
Mirak Truck Ctr	Massachusetts Ave	100-249
Ottoson Middle School	Acton St	100-249
Park Avenue Nursing Home	Park Ave	100-249
Visiting Nursing & Community Care	Broadway # 2	100-249
Whole Foods Market	Massachusetts Ave	100-249

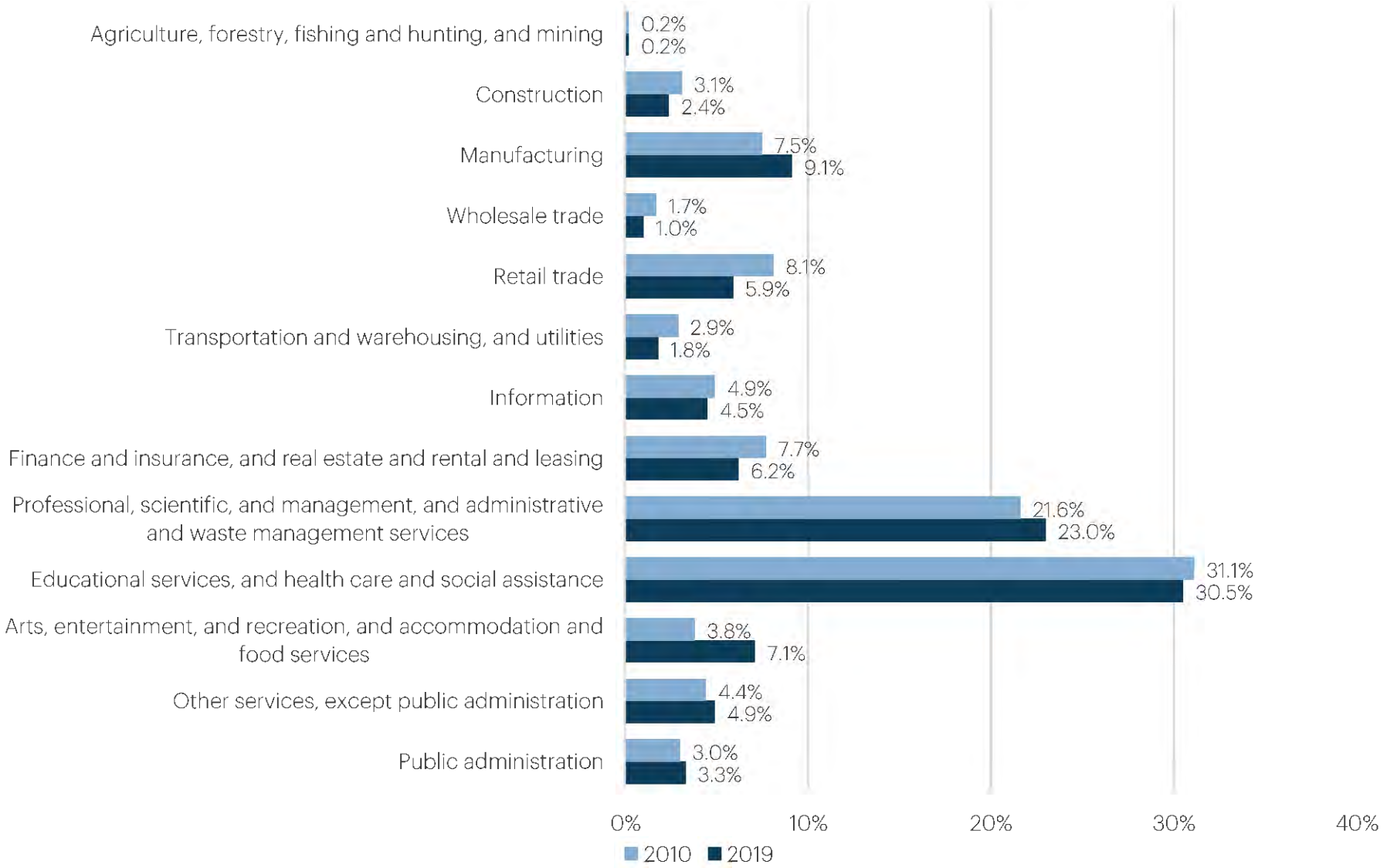
Source: Labor Market Information through the MA Department of Unemployment Assistance, Economic Research Department. Obtained August 27, 2021.

4. Employment Characteristics

The MA Department of Unemployment Assistance, Economic Research Department reports that the unemployment rate (not seasonally adjusted) for July 2021 in Arlington was 4%, compared to 5.7% in the Commonwealth, a 2.5% and 4.4% decrease, respectively, from 2020. The Town's residents continue to be predominately employed in the education, health care, and social assistance services (30.5%) and professional, scientific, and management and administration and waste management services (23%), the latter of which is increasing (Figure 3-4).

Table 3-6 lists Arlington establishments employing more than 100 employees. The top two are Arlington Public Schools (Arlington High School specifically) and Armstrong Ambulance Services Inc., with a range of 250 to 499 employees.

Figure 3-4. Employment of Arlington Residents 16 Years and Older 2010 and 2019



Source: American Community Survey 5-Year Estimates, 2010 and 2019

5. Environmental Justice Populations

As discussed in Section 2.B.5 Enhanced Outreach and Public Participation, the Commonwealth identifies Environmental Justice (EJ) communities using ACS data, where U.S. Census Blocks meet one or more of the following criteria:

1. The annual median household income is not more than 65% of the statewide annual median household income,
2. Minorities comprise 40% or more of the population,
3. 25% or more of households lack English language proficiency, or
4. Minorities comprise 25% or more of the population and the annual median household income of the municipality in which the neighborhood is located does not exceed 150% of the statewide annual median household income.

Arlington has 21 census blocks that meet the requirements of Criterion 4 (with one census block also meeting the requirements of Criterion 2) (Map 3-2). These blocks generally encompass the commercial areas of Town and are in denser residential areas, with multifamily homes and apartment complexes. Neighborhoods outside of the EJ communities are predominately made up of single-family homes. As noted in Table 3-4, most residents identifying as a race other than white selected Asian (12.3%), and 4.9% of respondents identified as Hispanic or Latino.

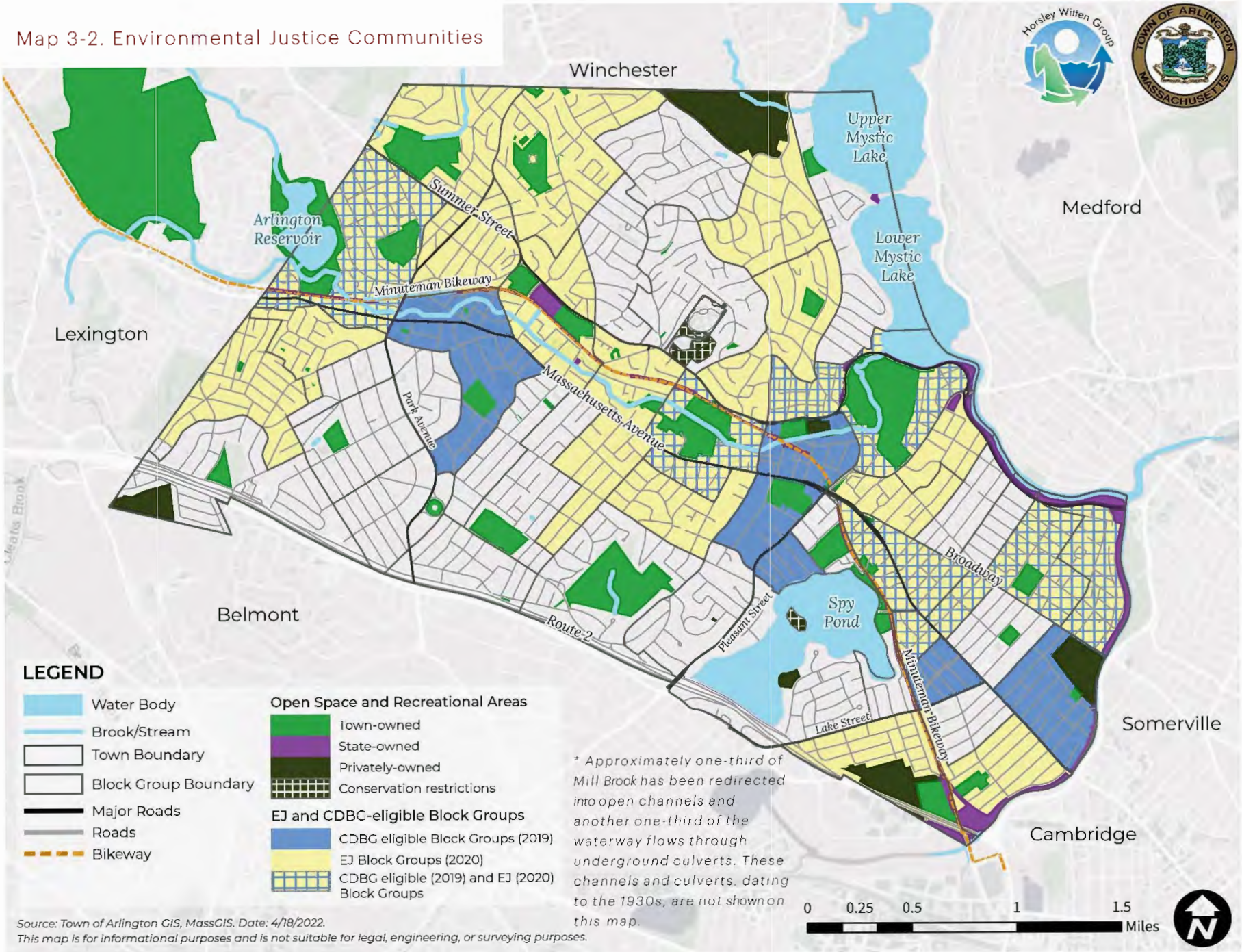
Another indicator used to identify lower income households was Community Development Block Grant (CDBG) data. The U.S. Department of Housing and Urban Development (HUD) CDBG program gives grants to more than 1,200 communities throughout the U.S. each year to address critical and unmet community needs, primarily serving low- and moderate-income individuals. Arlington is an Entitlement Community and has received CDBG grants directly from HUD annually since 1975. Block groups that qualify for CDBG program funds are also shown on Map 3-2.

D. Development Patterns and Trends

1. Land Use Patterns and Trends

Arlington has evolved from a farming community during colonial times to a town where roughly 88% of the land available for development is currently developed for a combination of residential and non-residential uses (e.g., commercial, industrial, etc.). Because Arlington is almost completely developed, it is unlikely that major changes in land use patterns will occur; rather redevelopment and rezoning are the primary tools that have been used for new development.

Map 3-2. Environmental Justice Communities



Source: Town of Arlington GIS, MassGIS. Date: 4/18/2022.
This map is for informational purposes and is not suitable for legal, engineering, or surveying purposes.

The majority of Arlington's land use today is low-density residential or a mix of residential and other types of uses like commercial, retail or office space. Arlington has a significant base of single-family homes, but many residents live in two-and-three family homes, condominiums, and apartment buildings. Nearly all (92%) of Arlington's two- and three-family homes were built before 1945, compared to 54% of single-family homes. These multifamily buildings are larger structures (2,767 square feet of floor area, on average) compared to single-family homes (2,018 square feet on average). They are also on smaller lots of 5,710 square feet on average compared to 7,218 square feet for single-family homes.[2] As a result, people living in these multifamily homes generally have less private open space and rely more on the Town's public open spaces and recreational facilities.

2. Infrastructure

Because Arlington is highly developed, its existing infrastructure is not expected to change drastically or to significantly determine the development of open space, although pressure for redevelopment has increased in recent years.



Minuteman Bikeway. Photo credit: Wendy Richter

Transportation Systems

Arlington has a variety of systems suitable for diverse methods of transport:

- The town's well-developed road system consists of approximately 102 miles of public streets, 23 miles of private streets, and six miles of state highways and parkways.
- The Minuteman Bikeway carries bicycle and pedestrian commuter and recreation traffic. This rail/trail conversion project runs through Arlington's

[2] Arlington Housing Plan 2022-2027, Adopted by Arlington Redevelopment Board January 24, 2022

central valley (Mill Brook Valley), which also provides the most level and direct route through town. The Bikeway links directly to the Alewife T Station in Cambridge and extends 10 miles through Arlington and Lexington and into Bedford.

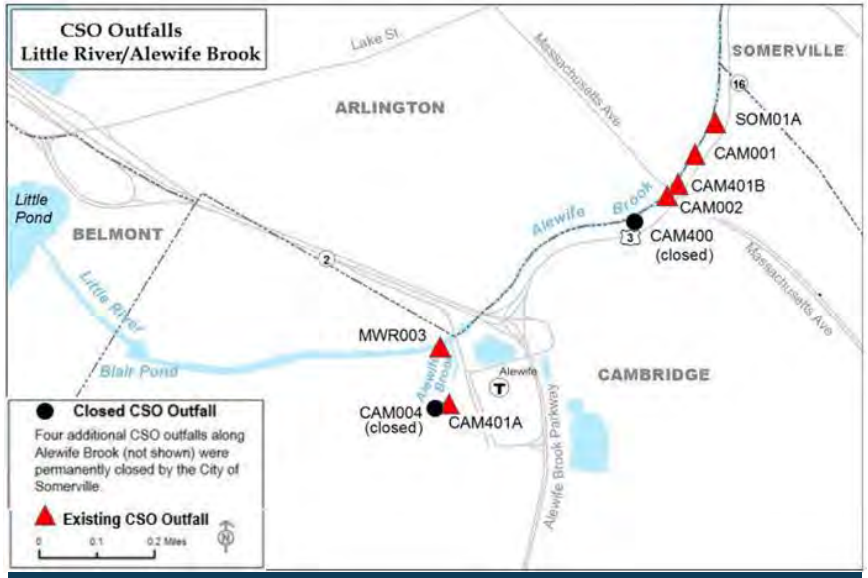
- In recent years, bike lanes and shared use designations have been marked on many sections of Massachusetts Avenue and on some other town roads. The Town began participating in the Bluebikes regional bikeshare program in 2020. The Town also appropriated funds to acquire and install bicycle racks to provide bike parking options at various schools, parks and recreational areas across town. Community Preservation Act funds are currently being used to study the feasibility of a trail connection from the Minuteman Bikeway in Arlington Center to the Mystic River Path along the Mystic Valley Parkway.
- The MBTA provides bus service that connects to the Alewife T Station, Harvard Square via North Cambridge, and to other communities, including Somerville, Lexington, Bedford, Medford, and Burlington. The MBTA also provides The Ride, a van for low-income residents with disabilities.
- The Arlington Council on Aging provides a jitney (van) service called "Dial-A-Ride." This service provides individualized routes and times of service to suit users' transportation needs. This service is supported by a federal grant for people with disabilities, the elderly, and lower-income people. The Council on Aging also has a van to transport elders to the Senior Center for activities and to medical appointments on an as-needed basis for a small fee.

The Town is focused on improving mobility into and through Arlington by all modes. *Connect Arlington* (2021) is a 20-year strategy to ensure that all residents, workers, business owners, and visitors are provided a safe, reliable, multimodal transportation network that meets the needs of all people of all ages and abilities. The Plan lays out seven goals with strategies that will guide Arlington to meet this vision. It touches on all modes of transport, details specific locations where improvements can be made, and offers policy guidance for decision makers.

Water and Sewer

Arlington receives its drinking water and sewer service from the Massachusetts Water Resources Authority (MWRA). However, the Town's Water and Sewer Department performs maintenance and infrastructure improvements to the local water, sewer, and stormwater distribution systems. The entire town receives water and sewer service, with the exception of very few private wells and septic systems. They do not play a significant role in long-term planning.

There are five CSOs on Alewife Brook between Massachusetts Avenue and the Mystic River, all of them sourced from Somerville or Cambridge. The MWRA has proposed significant improvements to these outfalls to reduce wet weather discharges to Alewife Brook, and some of this work has been done. As noted in the section above on Regional Planning Efforts, however, the CSOs continue to overflow and affect the quality of life of Arlington residents.



CSO Outfall Notification (4/2019). Source: MWRA.org

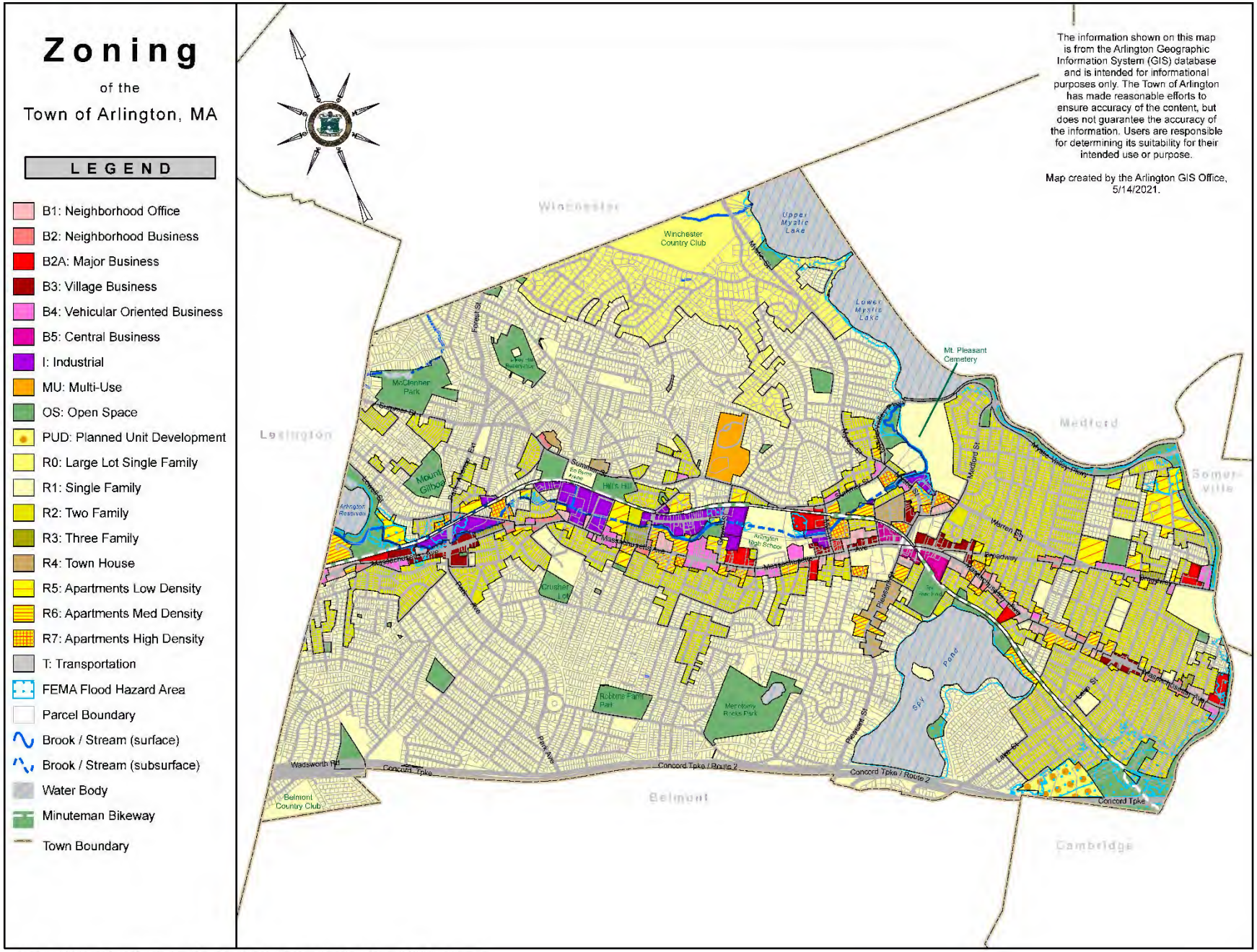
3. Long-term Development Patterns

As mentioned, the long-term development patterns of Arlington are already well established by current uses. Land use regulatory policy centers more on the redevelopment of existing sites and regulation by special permit for new uses. In 2015, the Town adopted its current Master Plan, which looks at all aspects of physical development (transportation, housing, commercial centers, public facilities, etc.) as well as possible zoning changes, impacts on natural resources and open space, and effects on historical and cultural resources.

Arlington Zoning and Local Regulations Governing Land Uses

Arlington Town Meeting in 2001 voted to approve the creation of an open space district, increasing the number of zoning districts to 19 (see Table 3-7 and Map 3-3). Nearly 50 Town-owned parcels, including parks, playgrounds and playing fields throughout the town, were transferred into this new district, adding an extra level of protection from development. Eight of Arlington's other zones are residential, six are business, and the others are zones for more specialized uses, such as industrial, Planned Unit Development, and transportation.

Map 3-3. Zoning Map



Path: G:\Maps\Planning\Zoning Standard Maps\Zoning Standard Maps 2021-05-14.aprx

Table 3-7. Arlington Zoning Districts by Land Area

Zoning district	District Name	Acres
RO	Large Lot Single Family	238.2
R1	Single Family	1,771.5
R2	Two Family	619.7
R3	Three Family	8.3
R4	Town House	19.4
R5	Apartments Low Density	63.7
R6	Apartments Medium Density	49.0
R7	Apartments High Density	18.7
OS	Open Space	275.9
PUD	Planned Unit Development	16.2
B1	Neighborhood Office	25.9
B2	Neighborhood Business	16.9
B2A	Major Business	22.2
B3	Village Business	30.2
B4	Vehicular Oriented Business	30.0
B5	Central Business	10.3
I	Industrial	48.7
MU	Multi-Use	18.0
T	Transportation	0.8
Total acres without water – 3,283.6		

Source: Arlington GIS, "zoning.shp". Table omits water area. With water, the total area in the GIS zoning map is 3,509.9 acres (5.6 sq. mi.) as found in the 2015 Arlington Master Plan.

Control of land subdivision rests with the Arlington Redevelopment Board (the hybrid Town's Planning Board acting under c. 40A and Redevelopment Authority acting under c. 121B and the Town Manager Act). The Board also serves as the Town's Board of Survey pursuant to the 2009 law establishing that role. The Rules and Regulations Governing the Design and Installation of Ways were adopted by the Board of Survey in June 2010.

Arlington also has a land use regulation known as Environmental Design Review (EDR), which helps to improve the visual quality of the environment and is required for certain classes of special permits. Most major development projects are required to undergo EDR by the Arlington Redevelopment Board. EDRs have strict review standards. As part of the EDR, the board reviews the development plan for such elements as landscaping and relation of the site plan to the surrounding neighborhood. While these visual elements do not add open space to Arlington, they do affect the visual quality of the town (including its green character). They may also provide buffer zones between adjacent land uses. The EDR process is triggered where a new structure, or a new outdoor use, or an exterior addition or change in use meets requirements outlined in Section 3.4.2 of Arlington's Zoning Bylaw.

The Arlington Redevelopment Board will also use EDR procedures and standards for any development allowed by right or by special use permit in the Planned Unit Development District or Multi-Use District, parking in the

Open Space District, and proposals for a medical marijuana treatment center or marijuana establishment.

Build-out Analysis

Because Arlington's land is almost fully developed, this Plan does not contain a build-out analysis, which would show what could happen if the town developed all its land to maximum potential under existing zoning. This type of analysis is more revealing for rural or more suburban communities than for an older developed community like Arlington.

Long-term Changes to Land Use Patterns

The existing pattern of Arlington's land uses may evolve naturally over time with changes in local or regional circumstances, but as discussed previously, major changes are not anticipated due to the lack of large undeveloped land parcels. Arlington remains focused on the preservation of existing protected lands and on acquisition of small parcels when properties of interest to the Town or other entities, such as the Arlington Land Trust, may become available.

A significant circumstance that could change Arlington's land use patterns would be economic pressure for more intense development that might necessitate the rezoning of some land, although the Town has no intention to convert designated open spaces to other uses. Arlington has only a few undeveloped private properties with development potential. However, these properties typically have development constraints. For instance, the 17-acre undeveloped land that comprises the Mugar property in East Arlington is largely wetlands and floodplains. It has been the subject of numerous development proposals over the past 50 years or more, although Town Meeting has voted several times to protect the entire property as open space. The most recent development proposal for the site was submitted in 2016 as a Chapter 40B Comprehensive Permit for housing. A decision with conditions was granted by the Zoning Board of Appeals in November 2021, but the project is currently on hold due to legal appeals which are not expected to be resolved for several more years.

SECTION 4. ENVIRONMENTAL INVENTORY AND ANALYSIS

A. Topography, Geology, and Soils

Arlington is situated in the Coastal Plain of Eastern Massachusetts. Approximately 8% (286 acres) of Arlington's area is the surface water of bodies of water, including Spy Pond, Hill's Pond, Arlington Reservoir, Mill Brook, Alewife Brook, and the Mystic Lakes. The Town lies on the western or outer geological edge of a broad, flat floodplain known geologically as the Boston Basin.

1. Topography and Geology

Approximately one-third of the town (east of Arlington Center) is part of the Boston Basin, a fairly low and level land mass. The range of elevation in this section is from 10 to 40 feet above mean sea level; it is located along the Alewife Brook floodplain and extends to Spy Pond and the Lower Mystic Lake. Spy Pond is part of the headwaters of Alewife Brook. It feeds the brook through the Little River in Belmont, although the construction of Route 2 altered Spy Pond's historic relationship to the Little River.

Just beyond the western shores of the Lower Mystic Lake and Spy Pond is an unbroken ridge (elevation 49.2 feet), which is part of a terminal moraine. This ridge marks the beginning of Arlington's characteristic rocky knobs and unsorted glacial rock masses. The western portion of Arlington is hilly and rocky, with elevations ranging from 100 to nearly 400 feet above sea level, seen clearly in Map 4 1. This part of town marks the beginning of the Boston escarpment. Arlington's hills, which are remnants of ancient mountains, are divided by a valley carved by the action of the now-extinct Arlington River. Outcrops of igneous rock are evidence of an earlier mountain-building volcanic period. Mill Brook now flows in a west-to-east direction through this valley, collecting water from Arlington's Great Meadows via Munroe Brook and from Sickle Brook in Lexington.

Arlington's topography bears distinct marks of the glacial period. As the glacier moved down from the north, rocks of various shapes and sizes were scoured from the mountains, pulled up and carried forward by the flow of ice. As the glacial period ended, masses of rocks were dropped in unsorted layers as the forward

edge of ice melted. These formations are called terminal moraines, and an example may be seen on the southern slopes of Arlington Heights.

2. Soils

Map 4-1 also shows the location of Arlington's most prominent soils and special landscape features. Most of the soils are designated urban land complexes because they have been modified so they no longer retain their original properties. Arlington's most common soil, a Charlton-Hollis-Urban Land Complex, is located in western areas and is found on slopes of 3 to 5%. Charlton soils are well-drained, upland soils where the relief is affected by the bedrock. They are stony, with 60 inches or more of friable fine sandy loam (a silt-sand-clay mixture). Hollis soils are shallow (<20 in.), excessively drained soils on bedrock uplands. They are also friable fine sandy loam (adapted from McLaughlin 1994, 13).

The Newport-Urban Land Complex soil is also located in western areas of town, particularly the land west and northwest of Park Circle, lands east of Turkey Hill, and lands west of the Winchester Country Club. These soils have 3 to 15% slopes and tend to be silty loam.

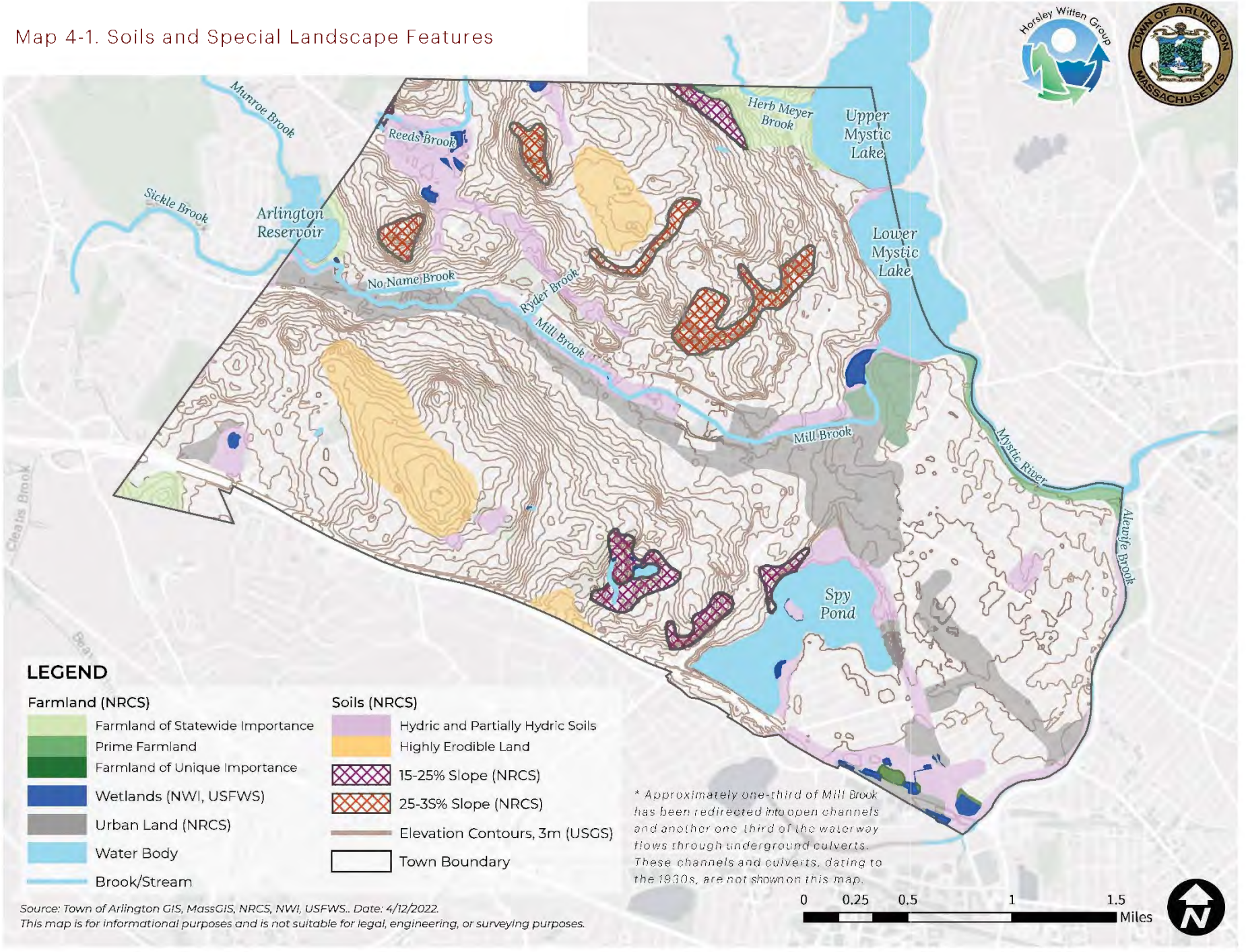
East Arlington contains primarily a Merrimac-Urban Land Complex soil found on 0 to 8% slopes. Merrimac soils are excessively drained soils on glacial outwash plains and are sandy loams over a loose sand and gravel layer at 18-30 inches (adapted from McLaughlin 1994, 13). These soils contain approximately 75% urban land/disturbed soils. There are also some pockets of Sandy Udorthents and Udorthents wet substratum soils by the lakes, streams, and wet areas. Udorthents soils have "been excavated and/or deposited due to construction operations" (USDA Soil Conservation 1991, 27).

B. Landscape Character

Arlington has a rich variety of terrain and water bodies, but its current landscape character has been more affected by its location in the greater metropolitan Boston area than by its soil types or topographical and geological limitations. Even though much of Arlington is quite hilly, especially in the western area known as the Heights, these hills have not significantly affected development. They do offer valuable vistas of Boston and Cambridge, especially from Robbins Farm Park and Hattie Symmes Park on top of two of the highest hills. More discussion of these unique features is provided in Section 4.F.

Arlington's most common soils and topographical and geological characteristics pose little hindrance to potential development or redevelopment. Most

Map 4-1. Soils and Special Landscape Features



Source: Town of Arlington GIS, MassGIS, NRCS, NWI, USFWS.. Date: 4/12/2022.
This map is for informational purposes and is not suitable for legal, engineering, or surveying purposes.

buildable land has already been used for housing development or historic and current industrial and commercial uses. Very little land is available for other purposes, including open space and recreational use. Nevertheless, water resources, parks, and other recreational facilities have been designated and protected for over more than 100 years and are found in neighborhoods throughout the town.

C. Water Resources

Arlington's water resources have great scenic, recreational, and ecological value; they are not used for drinking water, because Arlington receives its drinking water from Massachusetts Water Resources Authority (MWRA). All of Arlington's major water bodies are part of the Mystic River Watershed, which is part of the Boston Harbor River Basin. A small portion of the town, including one small wetland in the southwest corner, is in the Charles River Watershed.

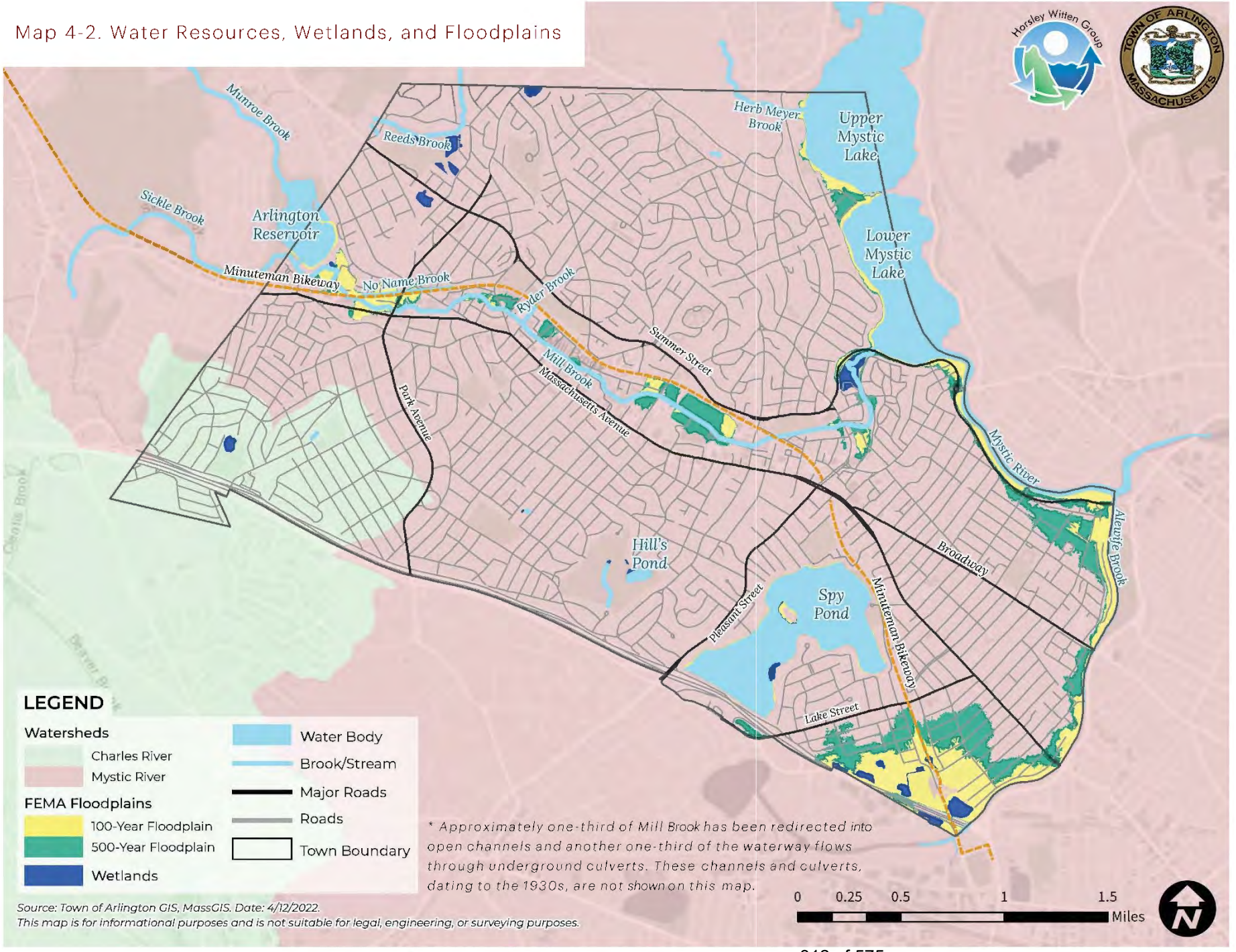
1. Watersheds

As depicted on Map 4-2, over 90% of Arlington is in the Mystic River Watershed. The primary streams in this watershed are Mill Brook in the western upland sections and Alewife Brook along the eastern border with Somerville and Cambridge. A small area in the southwest section of town are the headwaters of Rock Meadow Brook, which is part of the Charles River watershed. Neither of these watersheds is used for water supply purposes.

Arlington has an active stormwater management program under the direction of the Town Engineer in the Department of Public Works. The Stormwater Awareness Series, filmed and archived by the local public access TV station, was developed in 2015 for Arlington residents and the general public. The series was designed to educate business owners and residents on stormwater and the impacts on runoff, water quality, flood control and prevention, erosion, and other stormwater related impacts within the town. Information was provided by stormwater professionals for the purpose of increasing awareness of these issues within the town and to provide information for residents to help understand how the surrounding environment affects, and impacts, the local water resources and what can be done to reduce these impacts. Presentations and factsheets for each session are available on the Engineering Division's webpage.

A revised set of Stormwater Management Standards was issued in April 2018 to assist applicants and their consultants by providing Stormwater Management/ Mitigation design guidelines, submission requirements, and review procedures in accordance with Town bylaws.

Map 4-2. Water Resources, Wetlands, and Floodplains



Source: Town of Arlington GIS, MassGIS. Date: 4/12/2022.
This map is for informational purposes and is not suitable for legal, engineering, or surveying purposes.

2. Surface Water

Surface water makes up approximately 8% (286 acres) of Arlington's area (3,509.9 acres). The numerous water bodies make water resources a unique attribute of the town and its open space assets (Table 4-1). However, as in many Massachusetts communities, access to water bodies is limited, since shoreline in Arlington is predominantly in private ownership. Charles Eliot (1926) and others recognized the recreational, ecological, and visual importance of the town's larger water bodies—Spy Pond, the Mystic Lakes, and the Arlington Reservoir. Even though much of the land bordering these water bodies has been lost to development, there are still significant opportunities for improving access to them.

Table 4-1. Water Resources in Arlington

Lakes and Ponds	Rivers and Brooks
Arlington Reservoir	Alewife Brook
Hill's Pond	Mill Brook
Lower Mystic Lake	Mystic River
Upper Mystic Lake	Reed's Brook
Spy Pond	Ryder Brook
	Herb Meyer Brook
	No Name Brook

In accordance with the federal Clean Water Act, all the waters in the Commonwealth have been classified by the Massachusetts Department of Environmental Protection (MassDEP) based on the designated use for that waterbody. Classifications are based upon a number of physical and water quality standards, or criteria. If it is determined that a water body does not meet the water quality criteria for its classification, it is considered out of compliance with its classification, or impaired. When a waterbody is impaired, it is put on the state's 303(d) List of Impaired Waters, which references section 303(d) of the Clean Water Act (Table 4-2). Water bodies on the 303(d) List are prioritized and a schedule is made to develop total maximum daily loads (TMDLs) for pollutants that are causing the waterbody to not meet water quality criteria. A TMDL is a calculation of the maximum amount of a pollutant that a water body can receive and still safely meet water quality standards.

Another source for understanding the conditions of the town's surface waters is the water quality report card for the Mystic River Watershed issued each year by the U.S. Environmental Protection Agency in collaboration with the Mystic River Watershed Association (MyRWA). The grade is based on how frequently water bodies meet bacteria standards for swimming and boating. Grades are calculated using a three-year rolling average of bacterial levels. Table 4-3 shows the results of the 2020 report card. The Upper and Lower Mystic Lakes and Mystic River all received high marks, indicating they are safe for swimming and boating. Mill and Alewife

Brooks received Ds because they only met bacteria standards acceptable for these activities in less than half the samples taken.

Table 4-2. Impaired Water Bodies in Arlington

Water Body	Impairment
Alewife Brook	Chloride, Dissolved Oxygen, Lead in Sediment, Total Phosphorus, Trash, Water Chestnut; Benthic Macroinvertebrates
Lower Mystic Lake	Dissolved Oxygen
Mystic River	Dissolved Oxygen, pH, Water Chestnut, Eurasian Water Milfoil, Myriophyllum Spicatum
Spy Pond	Curly-leaf Pondweed, Water Chestnut
Upper Mystic Lake	Curly-leaf Pondweed, Dissolved Oxygen

Source: DRAFT Massachusetts Integrated List of Waters for the Clean Water Act 2018/2020 Reporting Cycle, Appendix 8: Boston Harbor/Mystic River Watershed and Coastal Drainage Area Assessment and Listing Decision Summary. Available at https://www.mass.gov/doc/20182020-draft-integrated-list-of-waters-appendix-8-boston-harbor-mystic-river-watershed-coastal-drainage-area-assessment-and-listing-decision-summary/download

Table 4-3. EPA/MyRWA Water Quality 2020 Report Card for Water Bodies in Arlington

Waterbody	Grade	Average Compliance Rate
Upper and Lower Mystic Lakes	A	93.2%
Mystic River (Fresh water)	B+	81.9%
Mill Brook	D	48.6%
Alewife Brook	D	46.2%

Source: Mystic River Watershed Association, *Water Quality Grades and Compliance Rates – Calendar Year 2020*, available at https://mysticriver.org/epa-grade.



Mill Brook near Mill Street. Photo credit Wendy Richter

3. Aquifer Recharge Areas

There are no existing or potential drinking water supply aquifers in Arlington. To the best of all local knowledge, there are also no longer any private drinking water wells in the town. As mentioned earlier, Arlington imports water from the Massachusetts Water Resources Authority (MWRA) for its domestic and commercial consumption; therefore, the issue of aquifer recharge for the purposes of public water supply protection is not relevant to Arlington.

4. Flood Hazard Areas

Major flooding problems caused by severe storms have been experienced every few years. The areas around Reed's Brook (northwest), Mill Brook and No Name Brook (central corridor), and Alewife Brook and the neighborhoods around Mugar property wetlands in East Arlington have been particularly affected. As noted in Section 3.3 above, a recently proposed development project on the privately owned Mugar property is of particular concern because of the history of flooding in that part of town, which was part of the Great Swamp dating to the colonial period. The Federal Emergency Management Agency (FEMA) 100-year floodplain areas are shown in yellow on Map 4-2 (FEMA July 2017).

5. Wetlands

Arlington's wetlands provide opportunities for nature observation, as well as walking and bird watching in adjacent uplands. They also provide valuable ecosystem services in the form of flood water storage. The largest wetland area in Arlington is Meadowbrook Park at the mouth of Mill Brook adjacent to the Lower Mystic Lake. Other wetland areas are scattered throughout town, as shown in dark blue on Map 4-2. However, many recreational resources are also located in and near wetland zones, causing conflicts between user needs and protection of the landscape. These areas include Thorndike and Magnolia fields in southeastern Arlington, McClennen Park in the Reed's Brook area in the northwestern corner, and Poet's Corner in the southwestern corner.

6. Profiles of Key Water Resources

A brief profile of each water resource follows, including public access, recreational uses and, for some water bodies, wildlife uses. Section 5. Inventory of Lands of Conservation and Recreation Interest has further details on these resources.

Alewife Brook

Access: Much of the state-owned Department of Conservation and Recreation (DCR) Alewife Brook Reservation in East Arlington is accessible by foot; the reservation also encompasses areas in Cambridge, Somerville and Belmont. DCR's construction of the Alewife Brook Greenway linking the Minuteman Bikeway and Mystic Valley Parkway with a walking and bicycling path along the Arlington side of the brook has increased access and native landscaping in the area since its completion in 2013. Access points to the Greenway can be found at the intersections of the brook and the following major roads: Massachusetts Avenue, Broadway, and Mystic Valley Parkway. Access is also available at the end of Thorndike Street, where there is a large marsh adjacent to the brook next to the Minuteman Bikeway.

In recent years, newly constructed and proposed residential and commercial developments along Route 2 in Belmont, and Cambridge continue to threaten the hydrology and nature of the upper Alewife Brook drainage area. Flooding conditions and combined sewer overflows from Cambridge and Somerville affect wildlife habitat, native vegetation, and public access for passive recreation, and these threats have prompted much public comment and advocacy.

Recreational Use: Passive recreation is the primary use of Alewife Brook, notably walking and bird watching. The brook itself is not typically used for active recreation, although parts of the brook are navigable by canoe or kayak when the water level is high enough.

Wildlife Use: Alewife Brook supports a small herring run due to its connection to the Mystic River. The brook and its banks attract many varieties of birds, small mammals, reptiles, and amphibians.

Arlington Reservoir

The Arlington Reservoir Master Plan was completed in 2018. Key recommendations focused on improving water quality, recreational facilities, site access, habitat, and pedestrian circulation around the property. It also recommended parking improvements, better vehicular access, and a new boat ramp. Some of this work was done in 2020-2021 and remaining construction will be completed in 2022. The work includes a new filtration and UV system and overall building improvements at the pump house, beach improvements, installation of an ADA accessible path, creation of a new playground, parking lot improvements, and installation of a new boat ramp.

Access: The Arlington Reservoir (locally known as The Res) is located in both Arlington and Lexington but is wholly owned by the Town of Arlington. The Res is

accessible from several streets and neighborhoods in both towns via paths to the walking trail around the water body. A parking lot on Lowell Street in Arlington is accessible throughout the year. Another year-round parking lot abuts Hurd Field and Drake Village, a short walk from the Reservoir trail, the Minuteman Bikeway, and Massachusetts Avenue. There is a connection from the Reservoir to Arlington's Great Meadows in Lexington via an ACROSS Lexington trail on existing roadways. Another trail along Sickle Brook in Lexington's Cataldo Reservation links the Reservoir and Minuteman Bikeway in East Lexington.

Recreational Use: Arlington Reservoir is a manmade recreational and flood control reservoir. In the late 1970s the Town reconstructed a sandy beach and swimming area by building an earthen impoundment to separate the swimming area from the rest of the Reservoir. A water filtration system keeps the swimming water clean. Residents from Arlington and surrounding communities use Reservoir Beach in the summertime for swimming and other recreation. The Reservoir's one-mile perimeter walking trail is used throughout the year for birding, cross-country running, fishing, jogging, and dog walking.



Sunset at The Res. Photo credit: Wendy Richter

Wildlife Use: Arlington Reservoir supports a wide variety of wildlife including fish, turtles, bees, dragonflies, and other insects. Over 60 species of water birds and shorebirds have been found there among the nearly 220 bird species recorded to date. The annual cycle of raising and lowering the water level enhances the variation of habitats that attract different species at different times of year.

Hill's Pond

Access: Hill's Pond in Menotomy Rocks Park is accessible by a path that begins at the primary entrance on Jason Street and from several other entry points on adjacent streets.

Recreational Use: Hill's Pond is a manmade pond that offers scenic recreational value. People use the pond for passive recreation, including fishing, ice skating, and bird watching.

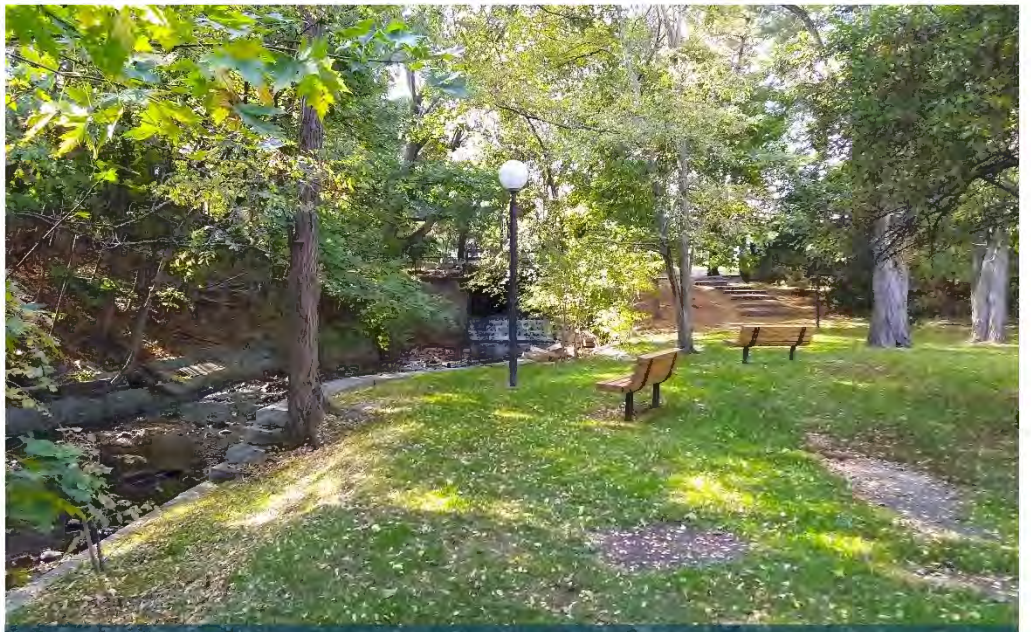
Wildlife Use: This small pond is home to common inhabitants such as birds, sunfish, frogs, and insects.

Mill Brook

Access: Most of the area abutting Mill Brook is developed with both residential and industrial uses, so access is limited. Several sections of the brook run through underground culverts. About one-third of the brook abuts Town-owned parks and open spaces: Meadowbrook Park, Mt. Pleasant Cemetery, Cooke's Hollow (all off Mystic Street near the brook's eastern end), Mill Street, Mill Brook Drive, Wellington Park (on Grove St.), Watermill Place and Old Schwamb Mill (on Mill Lane), Park Avenue, Hurd Field, and the Arlington Reservoir. The brook is formed by the merger of Sickle Brook in Lexington and water leaving the Reservoir through a sluice gate.

Recreational Use: Mill Brook has scenic and historic value in certain areas but is not used for active recreation. Accessible areas are limited and used primarily for walking and bird watching.

Wildlife Use: The brook provides a natural corridor that is used by various ducks and other bird species, mammals including raccoons, skunks and coyotes, fishes, and unknown varieties of insects and other fauna.



Cooke's Hollow. Photo credit: Elisabeth Carr-Jones

Mystic Lakes

Access: Access to the Upper and Lower Mystic Lakes in Arlington is limited because most of the shore land is privately owned. The Window on the Mystic conservation area provides access off Mystic Street in Arlington to the Upper Mystic Lake. Public access is available along Mystic Valley Parkway in Medford and Winchester, but parking on the Arlington side is available only by parking on side streets nearby.



Window on the Mystic. Photo credit: Elisabeth Carr-Jones

Recreational Use: The Upper and Lower Mystic Lakes straddle the boundaries of Arlington, Winchester, and Medford. People use the lakes for swimming, boating, and fishing. A three-acre wooded waterfront conservation area in Arlington next to Upper Mystic Lake off Mystic Street (Route 3) near the Winchester town line, known as Window-On-The Mystic, is used for passive recreation. The Arlington Conservation Commission installed a bench on this shoreline so visitors may rest and enjoy the view of the lake and the preserved open space. Two private boat clubs are located on the Mystic Lakes. The Medford Boat Club is on DCR land and is accessible from both Arlington and Medford. It straddles land next to the dam that separates the upper and lower lakes. The Winchester Boat Club on Upper Mystic Lake is not accessible from Arlington.

Wildlife Use: The Mystic Lakes support a varied fish population, notably Alewife and Blueback Herring that migrate and spawn each spring. When DCR rebuilt the dam between the two lakes in 2013, it included a fish ladder that has increased the herring activity significantly. The lakes also support numbers of year-round, seasonal, and migrating birds. Bald Eagles have been seen regularly in recent years.

Mystic River

Access: Access to the Mystic River is available along the Arlington portion of the DCR Mystic Valley Parkway. The only dedicated parking area along the Arlington side of the river is near the intersection of Alewife Brook and the Parkway at the northern end of the Alewife Brook Greenway.

Recreational Use: The Mystic River is used for boating, fishing, bird watching, and appreciation of nature in an urban area. Along its banks, many people enjoy picnicking, walking, and dog walking.

Wildlife Use: The Mystic River supports one of the strongest river herring runs in the Greater Boston region, consisting of both Alewife and Blueback Herring. The river is an important habitat for many species of birds, and an over-wintering area for waterfowl, because its water current usually prevents parts of it from freezing completely.

Spy Pond

Access: Spy Pond is accessible to the public at several points, via streets that lead to the pond and at Spy Pond Park and Scannell Field on the northeastern shore, which is also close to the Minuteman Bikeway. Access to the pond also exists along a paved path on its southern shore, adjacent to Route 2. The Spy Pond Committee of



Mystic River. Photo credit: Wendy Richter

Envision Arlington, with assistance from the Appalachian Mountain Club Trail Team, has carried out major rehabilitation work on that path, including building steps at access points, removing invasive plants, and planting native vegetation.

Recreational Use: Fishing, boating, bird watching, and skating are popular on and around Spy Pond. The Arlington Boys and Girls Club, located on the northeastern shore, uses Spy Pond for boating in the summer months.

Wildlife Use: Spy Pond supports a limited fish population, and in the fall and spring the pond is an important resting and feeding area for migrating birds. Throughout the year Canada geese, mallard ducks, and mute swans are found along the shores, and more than 120 permanent and migrating bird species have been documented.

D. Vegetation

Arlington's vegetation consists of a mixture of native and introduced species. Little is known about the town's pre-Colonial era vegetation since Arlington was clear-cut in the 1600s (McLaughlin 1994) when much of the area was farmed. An in-depth, town-wide survey of flora found in Arlington has not been undertaken, but a major study of vegetative communities in Arlington's Great Meadows was commissioned by the Arlington Conservation Commission and completed in the spring of 2001 (see Clark 2001).

1. Public Trees

Arlington has been designated a Tree City USA Community since 2001. This program is sponsored by The National Arbor Day Foundation in cooperation with the U.S. Department of Agriculture (USDA) Forest Service and the National Association of State Foresters.



New public trees. Photo credit: Arlington Tree Commission

The Arlington Tree Committee was established in 2010 by the Arlington Select Board. Its mission is to promote the protection, planting, and care of trees in Arlington through coordination with the Department of Public Works and its own educational and outreach programs with residents. The Tree Committee website has links for

individuals to get information about requesting a street tree to be planted, volunteer opportunities to residents to help take care of the town's street trees, and more.

To preserve the Arlington's tree canopy, the Town Meeting passed Article 16 Tree Preservation Bylaw in 2016 with further amendments in 2018 and 2019. Article 16 states "the removal of protected trees (healthy trees 8 inches DBH (diameter of tree at "breast height") or greater within the setback) on private property (under applicable circumstances) is prohibited unless the removal is authorized by written approval of a Tree Plan, submitted to the Arlington tree warden."[3]

In 2017, the Town conducted an inventory of the street trees to assess conditions and identify potential planting sites. Information and data were collected by Arlington's Tree Warden, two interns, the Arlington Tree Committee, and many volunteers. From the data collected, an interactive Public Tree Inventory Map was created. In 2018, the information and data from the completed Tree Inventory helped create Arlington's Tree Management Plan, which outlines tree maintenance and planting and overall tree management goals for the town. The Tree Committee also implemented an Adopt-A-Tree program in 2020 to assist the Town Department of Public Works with watering of newly planted trees.

[3] https://www.arlingtontrees.org/public-trees

2. Woodland Areas

A few small woodlands in Arlington provide peaceful areas for passive recreational activities, walking and nature observation, and are reminders of more heavily wooded areas or forests of the past. Arlington's wooded areas include Menotomy Rocks Park, Turkey Hill, Mount Gilboa, Arlington Reservoir, a portion of the former Symmes Hospital property (now Arlington 360), Hill's Hill, and the Crusher Lot at the Ottoson Middle School.

All of Arlington's woodlands have significant overstories, which do not allow extensive shrub growth. Species typical of an Oak-Hickory forest dominate the woodland areas, including White Ash, Black Oak, Red Oak, White Oak, Scarlet Oak, Hophornbeam, Bitternut Hickory, Shagbark Hickory, White Pine, and Sassafras. These areas also contain species common to disturbed soils, including Staghorn Sumac, Grey Birch, and Paper Birch. Some woodland communities also include Sugar Maple, Black Cherry, and Basswood (Linden).

The native shrubs and plants found in Arlington woodlands are typical of those found in other Boston Basin areas: Blueberry, Currant, Dangleberry, Deerberry, Maple Leaf Viburnum, Pipsissewa, Whorled Loosestrife, Sarsaparilla, and False Solomon's Seal.

Introduced tree species that have infiltrated Arlington woodland areas include Norway Maple, Tree-of-Heaven (Ailanthus), Sycamore Maple, European Mountain Ash, and Cherry Cultivars. Nonnative shrubs include Common Buckthorn, European Buckthorn, Forsythia, Winged Euonymus, some Honeysuckles, Multiflora Rose, Oriental Bittersweet, Barberry, and Japanese Knotweed. Other abundant invasive plants include Black Swallowwort and Garlic Mustard.

3. Wetland Areas

Arlington has a number of marshes, ponds, streams, rivers, and lakes containing trees such as Green Ash, Silver Maple, Red Maple, Ashleaf Maple, Cottonwood and Willow. Cattail, Silky Dogwood, Red Osier Dogwood, Buttonbush, and the pervasive Purple Loosestrife and Phragmites are also key constituents in these areas. Willow trees, which grow in wet soils, are found along the edges of Spy Pond, Thorndike Field, and Arlington Reservoir. Reed pads and aquatic weeds are found in and along the major watercourses, inland marshes, Mystic Lakes, the Reservoir and Spy Pond.

4. Landscaped and Mowed Areas

Arlington contains many landscaped and mowed parks and playing fields that are accessible for sporting activities, sledding, picnicking, strolling, relaxation, and scenic viewing. Robbins Farm Park, Town Hall Garden, Poets Corner, Thorndike Field, Magnolia Field, and McClennen Park are some of these areas. Given the suburban character of the town, the primary vegetation found in its parks is a variety of deciduous and coniferous trees and cultivated shrubs and grasses.



Poets Corner. Photo credit: Elisabeth Carr-Jones

In mowed areas, a variety of herbs and wildflowers grow naturally. Chicory, Yarrow, Burdock, Clover, All-heal, Plantain, Goldenrod, and Tansy are among the plants that have managed to take root amidst the grasses. Nonnative Japanese Knotweed and Garlic Mustard have invaded many paved or mowed areas and are especially prevalent along the Minuteman Bikeway.

Tree plantings in the parks and reservations include Alder, Cedar, Hawthorn, Metasequoia, Lombardy Poplar, Sycamore, Dogwood, and flowering ornamentals. Arlington's streets are lined with several species of maples and oaks, Sycamore, Basswood (Linden), and Ash, among other trees.

The use of native plantings in Arlington has become widely accepted through the efforts of the Arlington Conservation Commission and its native plant list, and through the policies of the Department of Public Works to use native trees and plants in its own work.

5. Rare, Threatened, or Endangered Species

Six species of plants listed as threatened (T) or endangered (E) on the Massachusetts Endangered Species List have been observed in Arlington (see Table 4-4). Threatened species, as defined by the Massachusetts Division of Fisheries and Wildlife, "are native species which are likely to become endangered in the foreseeable future, or which are declining or rare as determined by biological research and inventory" (321 CMR 10.03(6)(b)).

Table 4-4. Rare, Threatened, or Endangered Plant Species

Most Recent Observation	Common Name	Scientific Name	Taxonomic Group	MESA Status
2019	Engelmann's Flatsedge	*Cyperus engelmannii*	Vascular Plant	Threatened
1913	Purple Needlegrass	*Aristida purpurascens*	Vascular Plant	Threatened
1898	Long-leaved Bluet	*Houstonia longifolia*	Vascular Plant	Endangered
1890	Northern Bedstraw	*Galium boreale*	Vascular Plant	Endangered
1870	Estuary Arrowhead	*Sagittaria montevidensis ssp. spongiosa*	Vascular Plant	Endangered
1854	Whorled Milkweed	*Asclepias verticillata*	Vascular Plant	Threatened

Source: Natural Heritage & Endangered Species Program Rare Species Viewer: https://www.mass.gov/info-details/rare-species-viewer. Obtained August 2021.

E. Fisheries and Wildlife

Although there are few areas for wildlife to thrive in Arlington's urban setting, the town still has a good mixture of fish and other wildlife species. Arlington residents value the town's natural areas, and protection of wildlife is an important aspect of preserving those open spaces and natural corridors.

1. Fauna, in General

Arlington's fauna is remarkably rich for such an urban setting, especially the birds and migratory fishes. This variety is linked directly to the quantity, quality, and diversity of soils, water, and vegetation in the area. However, their relative abundance is constrained by human activity. Maintenance and regulation of the use of certain areas within open spaces is crucial to Arlington's ability to enhance, preserve, and enjoy its living resources.

Currently, there are few up-to-date inventories of Arlington's fauna. Birds are the best documented species, due to the expertise of local observers. The Menotomy Bird Club maintains an informative website, and bird lists have been compiled by volunteers for the Arlington Reservoir, Menotomy Rocks Park, McClennen Park, and Spy Pond. These data are posted on the nationally recognized Cornell Laboratory of Ornithology site (ebird.org).

In general, what is known about birds probably represents most of the fauna in town; that is, where proper habitat exists, there are pockets of wildlife that have adapted to or tolerate the changes of the last three centuries. However, some areas that appear to be natural are not prime wildlife habitat and require active management. The majority of Arlington's wetlands are downgraded habitat areas because of the large stands of introduced Phragmites reed and Purple Loosestrife that have thrived, compared to native cattails, sedges, and grasses. In addition, most wildlife does not thrive in fragmented, small plots, and each wildlife species requires a certain minimal sized area. Even paths or roads through certain habitats can change the species' assemblage.



Turkeys in a neighborhood. Photo credit Ann LeRoyer

The presence and distribution of major fauna groups other than birds, such as invertebrates, reptiles, amphibians, and mammals, are less well known. Most local native fauna have declined over the past century, as has wildlife across all urban North America. However, because of its well-planted residential areas, existing undeveloped open spaces, small wildlife corridors, and the proximity of open space in neighboring towns, Arlington hosts a surprising array of wildlife for a town of its size and development.

2. Invertebrates

Thousands of species of invertebrates inhabit Arlington, but none have been well surveyed at the town level. Some species have been listed for Middlesex County, but those data cannot be readily interpreted for Arlington. Because these animals are the part of the fauna that binds ecosystems together, they are vital to a viable ecosystem. The most common invertebrates are insects. Arlington's fauna range in species from butterflies (e.g., Monarch, Viceroy, Cabbage Butterfly, and Black and Tiger Swallowtails), to the odonates (e.g., dragonflies, damselflies, etc.), to the thousands of other invertebrate species. Numbers and species of spiders, crustaceans, and mollusks are also unknown.

3. Fishes, Reptiles and Amphibians

The Mystic River watershed has very few species of fishes; biologists have documented only 29 species (23 native and 6 nonnative species; Hartel, Halliwell, and Launer 2002). Due to the geology, the relatively small size of the Mystic drainage basin, and the changes in the quality of the town's streams, the Arlington area may now have fewer species. Many changes dating back to colonial days have affected the range of fish species in Arlington. An example is the White Sucker which lives in the Mystic Lakes but runs up streams to spawn. The fish can move upstream from the Lower Mystic Lake via the Meadowbrook Park and the Mt. Pleasant Cemetery but has been stopped from going farther by the dam and culvert at Cooke's Hollow.



Alewives. Photo credit: Jerry Prezioso

While not listed state-wide, two species of river herring have declined in the Mystic River watershed, although the enhanced fishway built on the Mystic dam in 2012 has allowed hundreds of thousands of Alewife and Blueback Herring to access the upper lake and beyond (789,000 in 2019). The MyRWA has been active in promoting and documenting the passage of migrating native anadromous herrings in the watershed.

There is a limited amount of sport and ice fishing in Arlington's major water bodies. Common Carp, Bluegill, Yellow and White Perch, and Pumpkinseed Sunfish are common, and two-to-three-pound Largemouth Bass have been caught is Spy Pond in recent years.

Because of the secretive nature of reptiles and amphibians, little is known about their occurrence in Arlington. The common species that exist in populated areas can also be found in Arlington: Eastern Red-backed Salamander, Bullfrog, Green Frog, Garter Snake, Snapping Turtle, and Painted Turtle.

4. Birds

Over the past 25 years, careful observers have recorded nearly 230 species of birds in and around Arlington, including more than 60 breeding species. The most abundant are those that have adapted to urban habitats. The European Starling, Rock Dove (Pigeon), and House Sparrow, which were introduced in the 1800s, are very numerous. Common breeding birds found year-round in backyards, small wooded areas, and vegetated parks in Arlington are Northern Cardinal, Blue Jay, Tufted Titmouse, Black-capped Chickadee, Goldfinch, White-breasted Nuthatch, Northern Mockingbird, Downy Woodpecker, House Finch, American Robin, and Mourning Dove.

Species such as Northern Flicker, Chimney Swift, Eastern Kingbird, Great Crested Flycatcher, House Wren, Gray Catbird, Northern Oriole, and Red-tailed Hawk breed in Arlington, but generally migrate south for the winter. Most of these species are insect eaters, consuming thousands of insects and worms over the summer season.

Arlington's wet open spaces and ponds attract large numbers of birds, especially during migration. More than 25 species of ducks visit Spy Pond, the Mystic Lakes, and Arlington Reservoir; the most spectacular and common are American Wigeon, Hooded, Common, and Red-breasted Merganser, Ring-necked Duck, Wood Duck, Northern Shoveler, and Ruddy Duck. Also common are Mallard Duck, Black Duck, Canada Geese, and Mute Swans.

A dozen species of sandpipers and plovers can be found at the water's edge, especially around the flats at Arlington Reservoir and Hill's Pond. All of these species

require relatively clean aquatic habitat with abundant prey items. Spotted, Least, Pectoral, Semipalmated and Solitary Sandpipers, along with Greater and Lesser Yellowlegs, are found regularly. Great Blue and Black-crowned Night Herons are quite common.



Pileated woodpecker. Photo credit: U.S. Fish and Wildlife Service

More than 50 species, many of which require open meadow or edge, nest at Arlington's Great Meadows. American Woodcock, Common Snipe, Northern Harrier, Ring-necked Pheasant, Marsh Wren, and other meadow birds are some of the less common birds that can be found there (Andrews et al. 1993; Clark 2001).

Of the 228 species of birds reported in Arlington, more than 30 species are new to the area since the 193 species reported in the 1996 Arlington Open Space Plan, which was based on the bird list of Andrews et al. (1993). Recent additions include Snowy Egret, Glossy Ibis, Tricolored Heron, Baird's Sandpiper, Short-billed Dowitcher, Northern Goshawk, Philadelphia Vireo, Horned Lark, Pileated Woodpecker, Grasshopper Sparrow, Monk Parakeet, White-fronted Goose, and Leach's Storm Petrel.

A number of locally uncommon or unusual birds are found in and around Arlington's open spaces and water bodies. These species form a special part of the very urban nature of Arlington and Greater Boston. Such species include the Bald Eagle, Screech Owl, Great Horned Owl, Wild Turkey, Great Cormorant, Green Heron, European Wigeon, Canvasback, Woodcock, Golden Plover, Pectoral Sandpiper, two species of Cuckoos, Red-bellied and Pileated Woodpeckers, all six species of local swallows, numerous warbler species, Bobolink, and Orchard Oriole. These species may be found in Arlington because of the availability of appropriate habitat, such as the large Mystic Lakes, the mudflats of the Reservoir, the wet meadows at Arlington's Great Meadows, or the mature trees at Menotomy Rocks Park.

5. Mammals

Many of the typical mammals that survive and sometimes even thrive in urban settings appear in all areas of Arlington, including Virginia Opossum, Raccoon, Striped Skunk, Eastern Cottontail, Gray Squirrel, Eastern Chipmunk, House Mouse, and Norway Rat. Other species are found less frequently, such as Northern Short-tailed Shrew, Little Brown Bat, and White-footed Mouse. Certain species may be common but are found only in restricted habitats, such as Muskrat in aquatic areas, Meadow Vole in open meadows and Red-backed Vole in wooded areas. Larger mammals are being seen more frequently in recent years, including White-tailed Deer, Red Fox, Coyote, and Woodchuck. Coyotes have become a particular nuisance in some neighborhoods.

6. Rare, Threatened, or Endangered Species

There are few federal- or state-listed threatened (T), endangered (E), or special concern (SC) species in Arlington (Table 4-5). One bird—the Golden-winged Warbler—is listed as endangered. The Mystic Valley Amphipod, *Crangonyx aberans*, is known from Arlington's Great Meadows and possibly other water bodies (Smith 1983; 1991). Arlington also has breeding populations of the uncommon Black-billed Cuckoo and Orchard Oriole. Other state-listed species, such as Bald Eagle, Peregrine Falcon, Northern Harrier, and American Bittern, are also recorded occasionally but most are not known to breed in Arlington (Andrews 1993; Viet and Peterson 1993). A Bald Eagle nest was established in Mount Pleasant Cemetery in 2021, but no young fledged, presumably due to the presence of rodenticides in their food sources. No state or federally listed fishes or mammals have been found in Arlington. The Spy Pond area is the only location in Arlington identified as a BioMap Core Critical Landscape and Core Habitat, Priority Habitat of Rare Species.



Peregrine Falcon. Photo credit: U.S. Fish and Wildlife Service

Table 4-5. Rare, Threatened, or Endangered Fisheries and Wildlife Species

Most Recent Observation	Common Name	Scientific Name	Taxonomic Group	MESA Status
1930	Hentz's Red-bellied Tiger Beetle	*Cicindela rufiventris hentzii*	Beetle	Threatened
1923	Twelve-spotted Tiger Beetle	*Cicindela duodecimguttata*	Beetle	Special Concern
1903	Imperial Moth	*Eacles imperialis*	Butterfly/Moth	Threatened
1895	Blue-spotted Salamander (complex)	*Ambystoma laterale pop. 1*	Amphibian	Special Concern
1879	Northern Harrier	*Circus hudsonius*	Bird	Threatened
1874	Golden-winged Warbler	*Vermivora chrysoptera*	Bird	Endangered
1800s	Marbled Salamander	*Ambystoma opacum*	Amphibian	Threatened
Historic	Wood Turtle	*Glyptemys insculpta*	Reptile	Special Concern

Source: Natural Heritage & Endangered Species Program Rare Species Viewer: https://www.mass.gov/info-details/rare-species-viewer. Obtained August 2021.

7. Wildlife Corridors

Natural corridors that connect two or more habitat areas allow the free movement of wildlife. In developed communities like Arlington, wildlife may be forced to use rail trails, bike paths or power lines as corridors, as well as streams, rivers, undeveloped wetlands, and riparian buffers.

The Minuteman Bikeway forms an important spine of habitat movement due to its proximity to many open space parcels, Mill Brook, and other water bodies in Arlington. It runs west to east from the northwest portion of Arlington near the Arlington Reservoir past Spy Pond (identified as BioMap Core Critical Landscape and Core Habitat, Priority Habitat of Rare Species) to the southeast corner near Alewife Brook and the Alewife Reservation. Open space access from the Bikeway near Buzzell Field also leads to Cooke's Hollow, Mt. Pleasant Cemetery, through Meadowbrook Park, and into the Lower Mystic Lake. An additional habitat corridor is formed to the north along the banks of the Lower Mystic Lake, which then leads to the Upper Mystic Lake and into Winchester. Much wildlife activity has been observed at the Arlington Reservoir along the Munroe

Brook toward Lexington, as well as in neighborhoods between natural parcels such as near the former Symmes Hospital site, Turkey Hill, Mount Gilboa and McClennen Park.

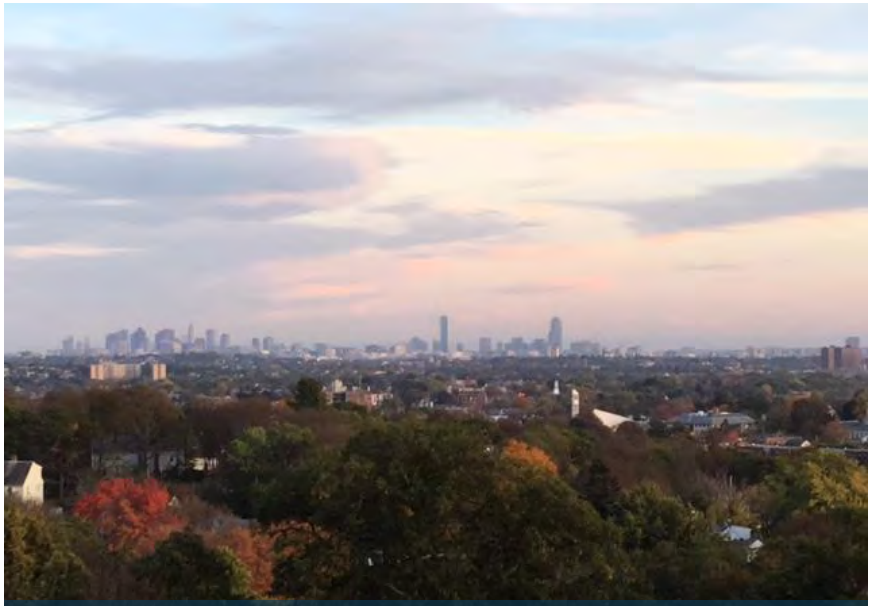
F. Scenic Resources and Unique Environments

Arlington's scenic areas and unique environments contribute to its character and remain cherished by town residents and visitors. Situated in the Mill Brook Valley (the site of a major glacial river at the end of the Ice Age), Arlington is a landscape of many steep hills that provide scenic vistas both throughout town and into Boston and neighboring communities.

With houses dating back to the 18th century, Arlington retains some of its colonial roots. Perhaps the town's biggest claim on American history is its role at the dawn of the American Revolutionary War, in the events of April 19, 1775, when Arlington (then known as Menotomy) saw some of the fiercest fighting between the British troops and the Minutemen all along Massachusetts Avenue between Lexington and Cambridge. The area features numerous historic markers and is now identified by a federally designated scenic bylaw and called the Battle Road Scenic Byway. Many of Arlington's unique aspects are described below and depicted on Map 4-3.

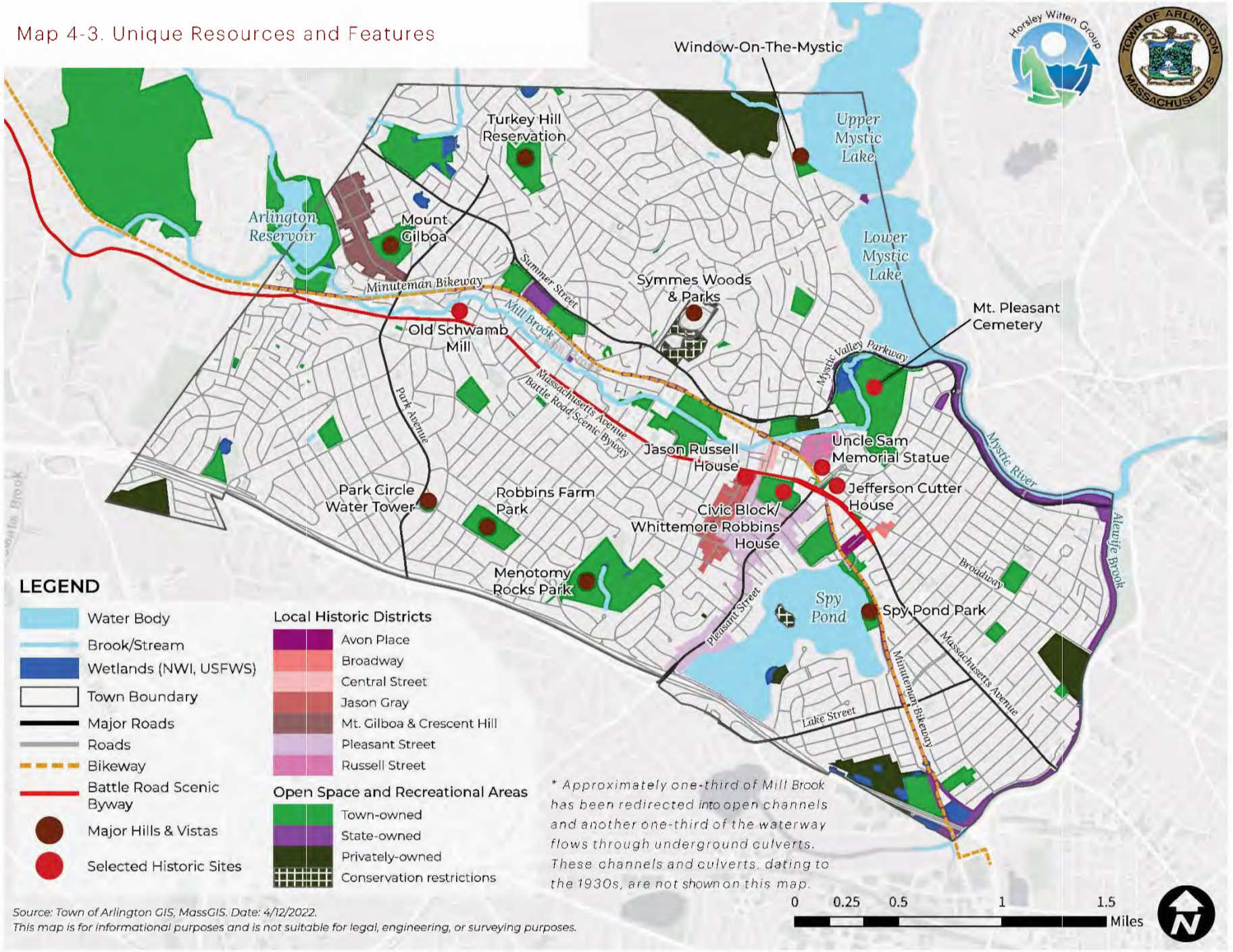
1. Scenic Landscapes

Views of Boston are available from vantage points atop the town's many hills on both sides of the Mill Brook Valley (Robbins Farm Park/Eastern Ave., Route 2 overpass on Park Avenue, Mount Gilboa, Jason Heights, Turkey Hill, and Arlington 360, the former Symmes Hospital property). Robbins Farm Park has such a good view of Boston that on July 4th hundreds of people gather on this steep hillside to view the Esplanade Fireworks - eight miles away! Hattie Symmes Park at Arlington 360 also offers expansive, clear views of Boston including the Harbor Islands.



View from Hattie Symmes Park. Photo credit: Unknown

Map 4-3. Unique Resources and Features



Source: Town of Arlington GIS, MassGIS. Date: 4/12/2022.
This map is for informational purposes and is not suitable for legal, engineering, or surveying purposes.

Views of the Mystic Lakes are seen most easily from Arlington at the Window-On-The-Mystic, a three-acre conservation site off Route 3, which is Arlington's only public waterfront on the Upper Mystic Lake. A bench and steps have been provided through the Arlington Conservation Commission. Mt. Pleasant Cemetery also offers views of the Lower Mystic Lake through the trees.

Mystic River views are best seen from areas along the Mystic Valley Parkway (DCR land) in Arlington and Medford.

Mill Brook forms the central spine of Arlington and is visible from numerous locations, including the Arlington Reservoir walking trail, the Minuteman Bikeway, Wellington Park, Cooke's Hollow conservation land on Mystic Street, Mt. Pleasant Cemetery, and other pockets of un-culverted stretches throughout the valley. Cooke's Hollow is the location of Arlington's only waterfall and is near the site of the first grist mill dating to the 1630s.

Alewife Brook can be viewed from the Alewife Brook Parkway and Greenway, and from several neighborhoods in East Arlington.

Arlington's Great Meadows, reached from the Minuteman Bikeway and local roads, offers one of the most scenic areas along the Bikeway. This 183-acre site is owned by the Town of Arlington, but it is located entirely within Lexington's borders.

Mount Gilboa and **Menotomy Rocks Park** have dramatic glacial rock formations and woodlands.



Mount Gilboa. Photo credit: Elisabeth Carr-Jones

Arlington Reservoir is reached from the parking lot next to the beach area on Lowell Street and the walking trail around the perimeter. Parking is also available in the lot next to the Drake Village elderly housing complex and Hurd Field, with access available by crossing the field.

Historic structures and their surrounding open space include the Jason Russell House (situated at Mass Ave. and Jason St., on a large, landscaped lot), the Jefferson

Cutter House (in Whittemore Park in Arlington Center), the Old Schwamb Mill complex including Mill Pond Park (on Mill Lane in Arlington Heights), and the Whittemore-Robbins House (part of the Civic Block behind the Robbins Library in Arlington Center).

Spy Pond can be viewed from a walking path along the border of Route 2, from the Minuteman Bikeway, and from the recreational areas along the northern shore at Spy Pond Park.



Robbins Memorial Garden. Photo credit: Ann LeRoyer

The Winfield Robbins Memorial Garden, enclosed by a wall as part of the Town Hall Civic Block, features a brick walkway through a formal garden of flowering trees and shrubs (designed in the 1930s by Olmsted Brothers and restored in 2019 with Community Preservation Act funding) and a statue of a Native American (called "Menotomy Indian Hunter") by Cyrus E. Dallin, the famous sculptor who lived and worked in Arlington.

The Minuteman Bikeway is scenic because of largely wooded borders, converted railroad bridges, historic landmarks, (e.g., Jefferson Cutter House), and abutting open spaces (e.g., Spy Pond Park and playground, Hurd Field, Arlington's Great Meadows). The Minuteman Bikeway has become one of the most used bicycle/recreational trails in the country, according to the Rails-to-Trails Conservancy.

Mount Pleasant Cemetery, the town's only public cemetery, offers a large expanse of landscaped open space near Arlington Center. Trees and rolling hills and many historic markers provide picturesque scenery and complement adjacent open space in Meadowbrook Park, a wetland area protected by the Conservation Commission. Mill Brook runs through the cemetery and park and empties into the Lower Mystic Lake.

2. Major Characteristic or Unusual Geologic Features

Arlington is geologically interesting because of its dramatic changes of elevation and its hilly and rocky contours. The eastern part of town has elevations close to sea level, whereas elevations in western Arlington are often as high as 350 to 400 feet above sea level. Almost all the hills, including Turkey Hill, Mount Gilboa, Symmes, and Menotomy Rocks, contain rock formations left behind by melting glaciers after the Ice Age that are suitable for light hiking or rock climbing.

3. Areas of Critical Environmental Concern

According to the Massachusetts Areas of Critical Environmental Concern (ACEC) program, administered by EEA, Arlington does not have any designated ACECs.

4. Historic, Cultural, and Archaeological Resources

Arlington has many cultural and historic sites and programs that attract both residents and visitors. Populated by many people in the visual, print, performance, and related arts fields, the town also has many organizations concerned with maintaining and enhancing its cultural and historic attractions and heritage.

Historic Resources

The Historic Preservation Survey Master Plan, completed in April 2019, inventoried Arlington's local historic resources, including historic buildings and places, cultural and archaeological elements, and other significant structures to be included in the Inventory of Historic and Archaeological Assets of the Commonwealth, which is maintained by the Massachusetts Historical Commission (MHC). The top priority of the plan was making corrections to Arlington inventory forms on file with the MHC in conjunction with Arlington Historical Commission Records and Arlington demolition review list. The plan makes recommendations for preservation by neighborhood and resource type, with top priorities for each neighborhood.

Historic Organizations

Several historic organizations in Arlington focus on its heritage, including:

- Arlington Historical Society (private nonprofit)
- Arlington Historical Commission (Town)
- Arlington Historic Districts Commission (Town)

Historic Districts

Arlington has five National Register Historic Districts, three multi-property National Register Districts, one National Register Thematic Nomination, and 57 properties that are individually listed in the National

Register. The Arlington Center National Register Historic District encompasses 11 properties, including the historic Whittemore-Robbins House, the Robbins Memorial Town Hall, and the Winfield Robbins Memorial Garden. The Arlington Historical Commission has jurisdiction over this space.

Arlington also has seven local historic districts, comprised mostly of single-family homes totaling more than 300 properties. These districts are under the jurisdiction of the Arlington Historic Districts Commission (See Map 4-3).

- The Avon Place Historic District
- The Broadway Historic District
- The Central Street Historic District
- The Jason Gray Historic District
- The Mount Gilboa/Crescent Hill Historic District
- The Pleasant Street Historic District
- The Russell Street Historic District

Arlington also has demolition delay bylaws that protect individual historic structures within or outside of the historic districts.

Historic Sites and Attractions

In addition to the seven locally designated historic districts, Arlington has many historically significant individual properties and landmark sites, such as the milestone marking the ride of Paul Revere at the corner of Appleton Street and Paul Revere Road. Several of the town's key historic attractions are described below.

The **Jason Russell House** (ca. 1740), owned and managed by the Arlington Historical Society, is the centerpiece of the town's history. The adjacent Smith Museum houses extensive collections documenting Arlington history and is open to the public for tours and special events.



Jason Russell House. Photo credit: Daderot, CC BY-SA 3.0

On the evening of April 18, 1775, Paul Revere and William Dawes rode through Arlington warning the colonists that the British were marching to Concord. The following

day, battles between British troops and Colonial Minutemen began in Lexington and Concord and continued along Massachusetts Avenue in Arlington. As the British retreated through Arlington to Boston, colonists fired guns on the Redcoats marching down Massachusetts Avenue.

In the restored Jason Russell House, visitors can see several bullet holes from shots fired that day. Its owner, Jason Russell, was killed and is buried in the Old Burying Ground in Arlington Center, along with 11 other Minutemen (from Arlington and other Massachusetts communities) who died that day. A plaque on the property reads: "The site of the house of Jason Russell where he and 11 others were captured, disarmed, and killed by the retreating British on April 19, 1775."

The **Jefferson Cutter House** (ca. 1830) was moved in 1988 to Whittemore Park, the former site of the John Adams House (c. 1650), one of the town's first houses in Arlington Center, which was torn down in 1950. The Cutter House now hosts the Cyrus Dallin Art Museum and a meeting and gallery space in its basement that offers rotating exhibits by local artists throughout the year.

The **Old Schwamb Mill** (ca. 1861), established as a living history museum in 1970, is open for public tours and a variety of special events and educational programs. Visitors can view the manufacture of high-quality oval and circular wooden picture frames using original tools and processes dating from the establishment of the Schwambs' frame business in 1864. The former mill pond on Mill Brook is now a Town-owned park, dedicated in 2020 as Mill Pond Park in honor of Patricia Fitzmaurice, the museum founder.



Old Schwamb Mill. Photo credit: Ann LeRoyer

The **Uncle Sam Memorial Statue** commemorates Samuel Wilson, who was born in Arlington in 1766. It is located in a small park in the town center (at the intersection of Mystic/Pleasant Streets with Massachusetts Avenue). The Town's Visitor Center is

also located in this small park adjacent to the Minuteman Bikeway.

Arts and Culture

The **Arlington Commission for Arts and Culture** serves as the umbrella organization for all Town-related arts and culture activities. The commission consists of a core committee and four main standing subcommittees: Marketing and Evaluation, Grant Making, Fundraising and Resource Development, and Community Engagement (formerly Public Art and Programs and Festivals). The commission's responsibilities include actively promoting and advocating for arts and culture, managing the Arlington Cultural District, seeking and distributing arts-related grants, and supporting a robust public art program for the Town.

The **Arlington Center for the Arts (ACA)**, located at the Central School in Arlington Center, is a vibrant nonprofit center with studios for visual, print, and performing artists. ACA offers arts classes for adults and children, and vacation/summer camp programs, as well as regular exhibits and special programs for the community. Open studio exhibits, literary readings, crafts, and drama and musical offerings make the center an exciting place for people of all ages.

The **Cyrus E. Dallin Art Museum**, founded in 1995 by a dedicated volunteer group of Arlington residents, is housed in the Town-owned Jefferson Cutter House in Arlington Center. Visitors experience over ninety works of art spanning Cyrus Dallin's sixty-year career. Dallin's art was inspired by classical forms, figures in Euro-American history, Indigenous peoples, and his family and friends. Works on exhibit include rare master plasters, original bronze casts, prototypes of public monuments and memorials, and coins, medals, and paintings. The Museum's comprehensive exhibits ground Dallin's unique body of work within the context of his commitment to artistic expression, education, and Indigenous rights.



Arlington Center for the Arts. Photo credit: Ann LeRoyer

Throughout Arlington, churches, and civic buildings including Robbins Memorial Town Hall Auditorium, Robbins Library, and Arlington High School provide rehearsal and performance space for dance, choral, and other performing arts groups. In Arlington Center, the Regent Theater and the Arlington Friends of the Drama present live theater and other performance programs. In East Arlington, the popular Capitol Theater shows feature films and has an old-fashioned concession counter.



Concert at Robbins Farm Park. Photo credit: Tony Vogel

Festivals, Fairs, and Parades

The COVID-19 pandemic resulted in the cancellation of many public events in 2020 and 2021, but typically the following activities and other celebrations are sponsored by Town departments and community-based organizations.

The Recreation Department sponsors carnivals and other special programs for young children in the summer and winter.

East Arlington businesses celebrate the Feast of the East, a springtime street fair sponsored by restaurants, art galleries, and other groups in that neighborhood and business district, known as Capitol Square.

In mid-September during Town Day, Arlington commemorates the birthday of Uncle Sam (Samuel Wilson), supplier to the U.S. Army, who was born in Arlington on September 13, 1766. This event includes a street fair, food vendors, and road race.

Arlington hosts its own Patriot's Day Parade, (one of the largest local parades in Massachusetts), complete with appearances from "William Dawes" and "Paul Revere" in

an annual re-creation of their famous ride in 1775. A Veterans' Day Parade is also held annually in November.

Some park "friends" groups sponsor annual or occasional programs and special events, such as July 4th and other summertime events at Robbins Farm Park and Spy Pond Fun Day in Spy Pond Park.

Archaeological Areas

In 1959, Arvid Carlson found a fossil tusk of a mastodon (a prehistoric cousin of the elephant) in Spy Pond (Balazs 1973). The Arlington Historical Society's Smith Museum now displays the 6½ foot tusk, which is about 42,000 years old.

In 1988, members of Boston University's Archaeology Department, under contract with the Prince Hall Mystic Cemetery Association, performed a geophysical survey of Arlington's Prince Hall Mystic Cemetery, the country's earliest Black Masonic cemetery. People buried in this cemetery are said to be from the country's first Black Grand Lodge, formed in 1776 (Pendleton 1989). Survey findings included remains from structures that once belonged in the cemetery, such as the cemetery gate and an obelisk monument. A small park and historical marker now commemorate the cemetery, although most of the former cemetery land has since been developed.

During work in the early 1990s to renovate Spy Pond Field (Ritchie 1993), archaeological excavations were conducted along the shores of Spy Pond. Some of the archaeological remains found in this area included prehistoric lithic chipping debris and structural remains from the nineteenth and early twentieth centuries ice industry buildings.

In 2022, Arlington will commence an Archaeological Reconnaissance Survey to record and document known and probable locations of archaeological resources associated with patterns of ancient and historical activity. The survey, funded through the Community Preservation Act, will include additional focus on the Old Burying Ground and Prince Hall Cemetery.

G. Environmental Challenges

Arlington's environmental problems and challenges are typical of other communities in northwest suburban Boston. The major types of environmental problems include hazardous waste site remediation, stormwater and drainage control, and wetland enforcement matters. Resiliency to the impacts of natural hazards and climate change has also been a growing concern in the region.

1. Hazardous Waste Sites

Most of Arlington's required hazardous waste remediation efforts are the responsibility of private parties. According to MassDEP's Reportable Release Lookup table, there have been 215 reported disposal incidents in Arlington since 1987. The vast majority of incidents reported to MassDEP were relatively minor or low risk, involving a response that did not require oversight by DEP or a Licensed Site Professional (LSP).

Ten incidents are "Tier classified," however, meaning a type or an extent of contamination that poses a higher risk to the public. Arlington has six Tier 1 (highest risk) sites, two Tier 1D sites, and two Tier 2 sites, as shown in Table 4-6. Tier 1D is a default classification that MassDEP assigns when the responsible party misses a regulatory deadline, e.g., failing to file a report. Tier 2 sites warrant clean-up under LSP supervision, but they

Table 4-6. DEP Tier Classified Sites in Arlington

Site Name	Address	Contamination Type	Chapter 21E Status
Residence	25-27 Laurel Street	Hazardous Material	Tier 1
Residential	21 Laurel Street	Hazardous Material	Tier 1
Residence	29 Laurel Street	Hazardous Material	Tier 1
Residence	1 Old Colony Lane	Hazardous Material	Tier 1
Unnamed Location	1087-1089 Massachusetts Ave	Hazardous Material	Tier 1
Former Dry Cleaners	1092 Massachusetts Ave	N/A	Tier 1
Arlington High School	869 Massachusetts Ave	Hazardous Material	Tier 1D
Mile Marker 132	Route 2 West	Oil	Tier 1D
Commercial Property	882-892 Massachusetts Ave	Hazardous Material	Tier 2
Unnamed Location	1 Broadway	Oil	Tier 2

Source: Waste Site & Reportable Release Lookup, Chapter 21 Database, Department of Environmental Protection, December 2021

do not involve a high enough risk to require a MassDEP permit.

MassDEP has identified 11 sites in Arlington that are subject to Activity and Use Limitations (AUL): remediated (and sometimes non-remediated) sites that can be used for new purposes, subject to restrictions recorded with the deed (Table 4-7).

2. Landfills/Solid Waste

There are no longer any active landfill sites in Arlington. The Reed's Brook area was a municipal landfill from 1959 to 1969 and has undergone a Comprehensive Site Assessment as part of a closure process. It was redeveloped and dedicated as McClennen Park in June 2006.

Table 4-7. DEP Sites with Activity and Use Limitations (AUL)

Site Name	Address	Status*	RAO Class	AUL DATE
51 Grove St Site	51 Grove St	REMOPS	-	04/09/2007
Arlington Catholic Playing Field	Summer St	RAO	B2	11/11/2009
Brighams East Edge of Parking Lot	30 Mill St	RAO	-	07/30/2007
Brighams Inc	30 Mill St	RAO	A2	07/30/2007
Buzzell Field	Summer St	RAO	PA	09/19/2013
Commercial Property	30 Mill Street	DPS	-	06/12/2012
Fmr Arrow Pontiac	25 Massachusetts Ave	PSC	PA	12/22/2016
MBTA Parking Lot	1395-1425 Massachusetts Ave	PSC	PA	11/21/2016
Unnamed Location	180 Mountain Ave	RAO	A3	01/17/2006
Unnamed Location	1386 Massachusetts Ave	RAO	B2	04/16/2004
Unnamed Location	24 Central St	RAO	A3	05/01/1998

Source: Waste Site & Reportable Release Lookup, Chapter 21 Database, MA DEP, December 2021

* Status:
REMOPS = "Remedy Operation Status,"
PSC = "Permanent Solution with Conditions."
RAO = "Response Action Outcome," or a report field with DEP that actions taken have eliminated substantial hazards and no significant risk exists on the site.
DPS = "Downgradient Property Status"

** RAO Status:
PA = Permanent Solution with Conditions and a land use restriction
A2 = A permanent solution has been achieved.
A3 = A permanent solution has been achieved.
B2 = Remedial actions have not been conducted because a level of No Significant Risk exists, but that the level is contingent upon one or more AUL that have been implemented.

3. Erosion

Arlington is almost totally developed with paved streets and a complete network of storm sewers, and it has few erosion problems. A number of localized erosion areas exist along the Minuteman Bikeway, which is a converted rail line. Some parks, playgrounds, and wooded conservation areas also experience localized erosion around pathways and on steep slopes. Erosion bars and other remediation measures are taken to minimize any extensive damage.

4. Chronic Flooding

Several areas in Arlington have chronic flooding problems, primarily in neighborhoods adjacent to Alewife Brook, Mystic River and Mill Brook. The greatest concern is for sections of East Arlington between Lake Street and Route 2, which is very flat and not far above sea level. This area is part of the former Great Swamp. Stormwater runoff from Belmont, Cambridge, and Route 2 contributes to flooding in the Alewife Brook neighborhoods during heavy rainfalls.

MyRWA and the Town are working collaboratively on local projects to help address regional flooding concerns. As noted elsewhere, natural flood storage areas have been created along Mill Brook in Wellington Park. The final phase of construction will be complete by 2022 and will include a rain garden to prevent flooding on Prentiss Road, additional native plantings, and a natural play area designed by local artist Mitch Ryerson.



Retention area at Wellington Park. Photo credit: Wendy Richter

5. Sedimentation

For the most part, sedimentation is not a problem in Arlington's open spaces, however, there are isolated areas where sedimentation does impact water resources. In 2021, the Massachusetts Department of Transportation (MassDOT) removed approximately 800 cubic yards of sediment in Spy Pond at the Route 2 outfall and constructed stormwater drainage

improvements to the drainage system to address sedimentation concerns. In addition, there have been some sedimentation concerns with Meadowbrook Park at the mouth of Mill Brook. Every year that area receives a heavy deposit of sand from the winter snow control efforts. Eventually this may change the nature of the wetland there. The Conservation Commission, which oversees this area, holds regular spring clean-ups and monitors the situation.

6. New Development

Arlington has very little remaining buildable open land. The Mugar property in East Arlington near Alewife Brook is the last large remaining undeveloped site. It is currently the subject of a Chapter 40B Comprehensive Permit proposal that is pending legal appeals.

Redevelopment of some light industrial sites along the Mill Brook corridor has included the Brigham Square Apartments on Mill Street and the recently approved Chapter 40B housing project on the site of the former Theodore Schwamb Mill on Mass Ave in Arlington Heights. Both the Town's 2015 Master Plan and Open Space and Recreation Plan (OSRP) stress that a major goal of the town is to ensure that any new development or redevelopment is done in an environmentally sensitive manner that enhances the open space values of the corridor.

7. Ground and Surface Water Pollution

All water bodies in Arlington face the threat of nonpoint pollution from roadway, house, business, and stormwater runoff. For example, Spy Pond receives roadway runoff from Route 2, and the brooks collect runoff from storm drains, roadways, and neighboring properties.

The Conservation Commission's Water Bodies Working Group assesses the needs of all the waterbodies in Arlington and coordinates management with goals to remove invasive aquatic plants and improve the overall water quality. The Working Group's 2021 Annual Report divides their findings into three general categories. Most Water Bodies Working Group efforts and plans focus on category 2.

Category 1: Water bodies that are in generally good shape, do not need much help, or whose issues are being addressed by other agencies or funding sources, e.g., Upper and Lower Mystic Lakes and Mystic River

Category 2: Water bodies with some issues that could benefit from directed intervention, e.g., Spy Pond, Arlington Reservoir, Hills Pond, McClennen Park Detention Ponds (Reeds Brook)

Category 3: Water bodies that are in poor shape with many issues that would need major efforts and

additional funding to improve, e.g., Mill Brook and Alewife Brook.

Arlington also has resources and plans in place to improve stormwater management to minimize the impacts of runoff on water quality. To meet the requirements of its National Pollutant Discharge Elimination Permit, Arlington has a Stormwater Management Program with a Stormwater Management Plan (last updated in 2019), which helps target drainage infrastructure improvements with the goals of better water quality. Recent projects in East Arlington installed infiltration trenches and rain gardens to reduce pollutants entering Alewife Brook and Mystic River.

In 2007, Arlington adopted the Town's Stormwater Mitigation bylaws to require property owners to mitigate the impacts of additional stormwater flow and volume from their property should they undertake a project that increases impervious area on their property by 350 square feet or more. Guidance for Arlington residents who start these types of projects can be found in the Town's 2018 Stormwater Management Standards.

8. Public Street Trees

Arlington is recognized for its "leafy suburban" character and the abundance of street trees. However, the majority of these trees are Norway Maples, which are now considered invasive and continue to proliferate although they are no longer being planted. Because many of the older trees were planted decades ago, they are showing signs of age and often need to be trimmed or removed. Many of them are also growing under utility wires, so they are susceptible to extreme pruning for storm hazard and safety reasons.

Based on the findings of its 2017 Tree Inventory, Arlington has a goal of planting new and replacement trees regularly, but the loss ratio has been greater than would be desired. Specifically, DPW has a goal of planting 300 trees annually (on average, 150-200 are removed annually), with a goal of reaching a surplus of 2,000 trees in 20 years. Since 2019, the Tree Division planted 955 trees and removed 495 for a net gain of 460 trees. Challenges remain in the long-term management and maintenance of street trees and other public trees town-wide.

9. Environmental Equity

Social equity is an important principle the Town of Arlington follows when making decisions that affect quality of life for residents. When applied to open space and recreation planning, the Town seeks to ensure that all residents have access to a healthy environment, open space, and recreational amenities and opportunities, particularly in neighborhoods that are predominately lower income populations and communities of color.

These EJ indicators help identify the locations of those neighborhoods. See Section 3 Community Characteristics, Population Characteristics for more discussion of these areas in Arlington.

As the Town plans for open space and recreational needs, it looks at what opportunities are available in these spaces and if it provides equitable access to the same opportunities and quality of resources and amenities as in other parts of town. As shown in Map 4-4 and listed in Table 4-8, all but three of the Environmental Justice (EJ) areas in Arlington (areas 9, 19, and 20) have open space and recreational resources within those neighborhoods. Looking for ways to increase access in the underserved areas should be considered if residents' needs are not being met. All EJ areas have access to resources within a quarter mile, or approximately an eight-minute walk.

10. Impacts of Natural Hazards and Climate Change

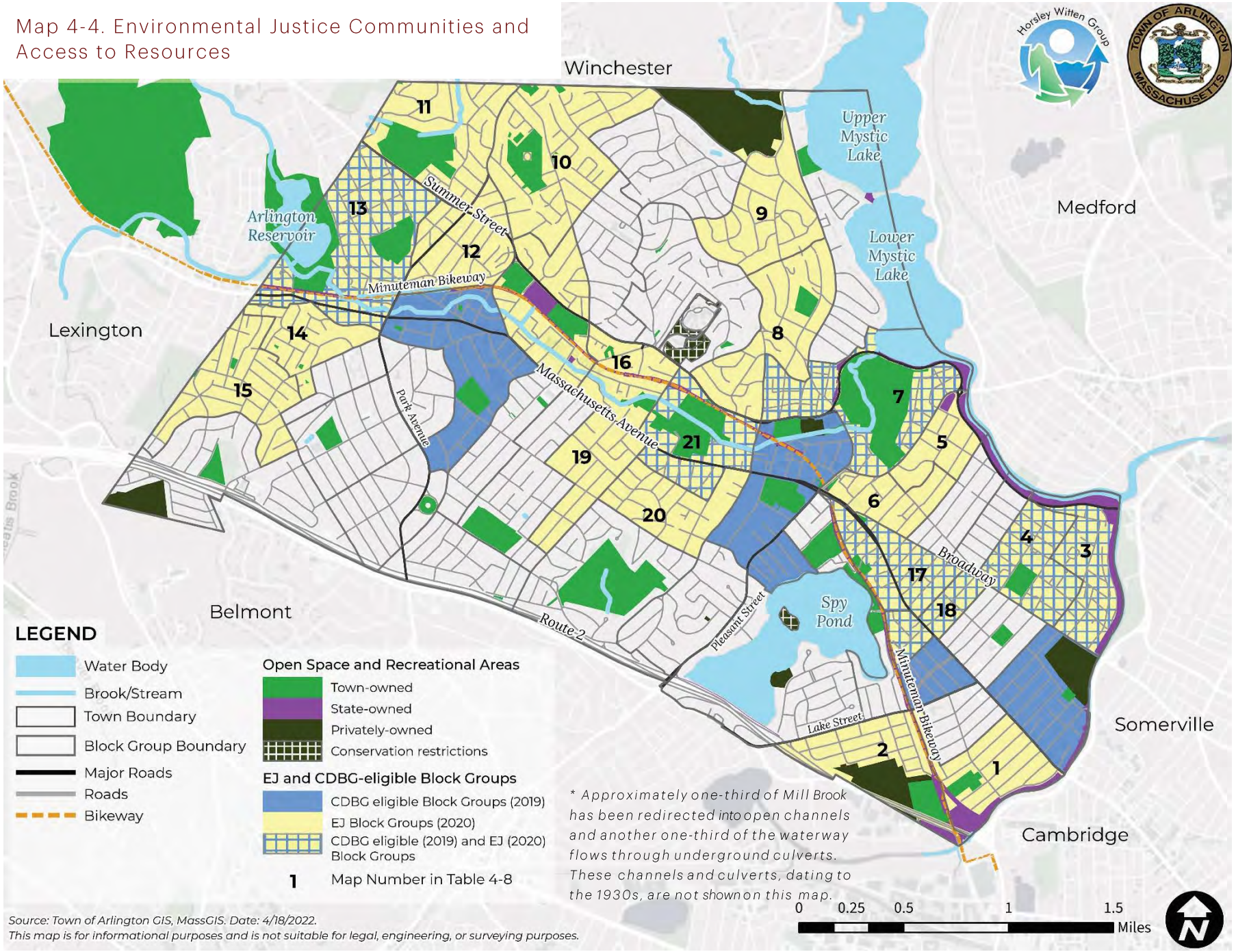
The environmental challenges mentioned above are and will be exacerbated by the impacts of natural hazards and climate change. As noted in the Town's Community Building Resiliency Workshop in 2017, Arlington is most vulnerable to heavy rainfall and flooding, ice and snowstorms, extreme heat, and storm surge and sea level rise in the Mystic River.

It is important to recognize the multiple benefits of the town's natural resources, including its open spaces. Not only do they offer opportunities for recreation and enjoying nature, but they are critical in mitigating and minimizing the impacts of these extreme weather events. For example, improving and enhancing natural systems with "nature-based solutions" for stormwater management not only improves water quality, but also adds greenery to an area, which absorbs heat rather than radiates it, thus cooling the air. Many of these types of multi-benefit projects and initiatives are happening in Arlington today and more are being planned to address current and future environmental challenges and the range of needs identified in Section 7 Analysis of Needs.



Mill Brook flooding at Colonial Village, 2010. Photo credit: arlington2020.org

Map 4-4. Environmental Justice Communities and Access to Resources



Source: Town of Arlington GIS, MassGIS. Date: 4/18/2022.
This map is for informational purposes and is not suitable for legal, engineering, or surveying purposes.

Table 4-8. Open Space and Recreational Areas within and near EJ Areas

Map Number*	Open Space/Recreation Areas in EJ Area	Additional Open Space/Recreation Areas within .25 miles of EJ Area
1	Magnolia Street Playground & Field, Alewife Brook Reservation, Minuteman Bikeway	St. Paul's Cemetery, Waldo Park, Thorndike Park & Field
2	Thorndike Park & Field, Alewife Brook Reservation, Minuteman Bikeway	Spy Pond, Magnolia Street Playground & Field,
3	Mystic River Reservation, Alewife Brook Reservation	North Union Playground, Mt. Pleasant Cemetery, Parallel Park, St. Paul's Cemetery, Waldo Park
4	North Union Playground	St. Paul's Cemetery, Mystic River Reservation, Waldo Park, Alewife Brook Reservation,
5	Parallel Park	Minuteman Bikeway, Uncle Sam Monument, Cooke's Hollow, Monument Park, Jefferson Cutter House & Whittemore Park, Mt. Pleasant Cemetery, Mystic River Reservation
6	Jefferson Cutter House & Whittemore Park, Uncle Sam Plaza, Minuteman Bikeway	Mystic River Reservation, Central Street, Civic Block, Water Street, Arlington Catholic Field, Cooke's Hollow, Buzzell Field, Mt. Pleasant Cemetery, Parallel Park, Monument Park, Spy Pond Park& Field
7	Meadowbrook Park, Mystic River Reservation, Mt. Pleasant Cemetery	Spy Pond Field, Bishop School Field, Symmes Woods & Park, Minuteman Bikeway, Parallel Park, Buzzell Field, Cooke's Hollow, Woodside Lane Reservation, Jefferson Cutter House & Whittemore Park, Arlington Catholic Field, Arlington High School, Monument Park, Uncle Sam Monument, Civic Block, Water Street, Central Street
8	Bishop School Field	Meadowbrook Park, Window-On-The-Mystic, Medford Boat Club, Mt. Pleasant Cemetery, Mystic River Reservation, Hemlock Street, Symmes Woods & Park, Buzzell Field, Cooke's Hollow, Woodside Lane Conservation, Arlington Catholic Field, Arlington High School, Wellington Park, Central Street, Minuteman Bikeway, Civic Block, Water Street
9	None	Window-On-The-Mystic, Stone Road, Bishop School Field, Symme's Woods & Park, Woodside Lane Conservation

Map Number*	Open Space/Recreation Areas in EJ Area	Additional Open Space/Recreation Areas within .25 miles of EJ Area
10	Forest Street, Turkey Hill Reservation, Mohawk Road, Ridge Street Conservation, Brand Street	Hill's Hill, Winchester Country Club, Minuteman Bikeway, Summer Street Sports Complex, Ed Burns Arena, McClennen Park
11	McClennen Park, Philemon Street	Forest Street, Mohawk Road, Arlington Reservoir, Turkey Hill Reservation, Ridge Street Conservation, Mount Gilboa, Madison Avenue, Summer Street Sports Complex, Brand Street
12	Minuteman Bikeway	Mount Gilboa, Locke School Playground, Mohawk Road, Hill's Hill, Park Avenue, Summer Street Sports Complex, Turkey Hill Reservation, Ed Burns Arena, McClennen Park, Madison Avenue, Hurd Field, Brand Street
13	Park Ave, Hurd Field, Arlington Reservoir, Mount Gilboa, Madison Avenue, Minuteman Bikeway	McClennen Park, Kilsythe Road, Inverness Road, Philemon Street, Mount Gilboa, Locke School Playground, Hibbert Street Playground, Short Street
14	Short Street, Kilsythe Road, Inverness Road	Minuteman Bikeway, Hurd Field, Arlington Reservoir, Rublee Street, Mount Gilboa, Park Avenue, Locke School Playground, Hibbert Street Playground, Florence Avenue Park
15	Hibbert Street Playground, Rublee Street	Poets Corner, Belmont Country Club, Florence Avenue Park, Short Street, Inverness Road, Hurd Field, Kilsythe Road, Arlington Reservoir, Minuteman Bikeway
16	Hill's Hill, Summer Street Sports Complex, Wellington Park, Ed Burns Arena, Brattle Street Conservation Area, Minuteman Bikeway, MWRA Orchard	Arlington High School, Symmes Woods & Park, Woodside Lane Conservation, Brand Street, Turkey Hill Reservation, Mohawk Road, Hemlock Street, Cutter School/Reinhart Playground, Crusher Lot
17	Minuteman Bikeway	Spy Pond Park, Scannell Field, North Union Playground
18	Monument Park, Minuteman Bikeway	Central Street, Uncle Sam Monument, Civic Block, Water Street, Arlington Catholic Field, Cooke's Hollow, Buzzell Field, Mt. Pleasant Cemetery, Jefferson Cutter House & Whittemore Park, North Union Playground, Spy Pond Park & Field, Scannell Field

Map Number*	Open Space/Recreation Areas in EJ Area	Additional Open Space/Recreation Areas within .25 miles of EJ Area
19	None	Minuteman Bikeway, Arlington High School, Wellington Park, Brattle Street Conservation AREA, MWRA Orchard, Cutter School/Reinhart Playground, Menotomy Rocks Park, Spring Street, Concord Turnpike, Robbins Farm Park
20	None	Menotomy Rocks Park, Brantwood Road/Worden CR, Buzzell Field, Wellington Park, Arlington High School, Civic Block, Minuteman Bikeway, Arlington Catholic Field, Uncle Sam Monument, Water Street, Central Street
21	Arlington High School, Minuteman Bikeway	Brattle Street Conservation Area, Hemlock Street, Symmes Woods & Park, Buzzell Field, Woodside Lane Conservation, Wellington Park, Arlington Catholic Field, Civic Block, Cooke's Hollow, Uncle Sam Monument, Water Street, Central Street

*Map Number corresponds to number on Map 4-4.

SECTION 5. INVENTORY OF LANDS OF CONSERVATION AND RECREATION INTEREST

Arlington's open space offers a diverse combination of historical, natural, and recreational areas. This chapter discusses the most significant publicly and privately owned open space and recreational facilities and provides a listing in table format of other parcels.

A. Brief History of Arlington's Open Space

Arlington's open space is a precious and limited resource that has been difficult to acquire, develop, and maintain. For example, much of the open space inventory along the Mill Brook corridor was reclaimed from abandoned millponds, dumping areas or fallow marshes. The Minuteman Bikeway now rests on what was once a railroad corridor. This rail/trail conversion took almost 20 years to complete after its original conception in the early 1970s and was dedicated in 1992. Today, thousands of people use the bikeway, which connects many of the town's open and historical spaces, for both recreation and commuting. It is regularly identified as one of the town's favorite open space resources.

Charles Eliot's 1926 Town Plan provided a thoughtful blueprint for preserving open space as a cohesive and important element of the town's layout. Some of Eliot's ideas have lived on in subsequent open space plans, but many of his ideas have not been realized, and some of those opportunities are now lost. Included in his plans was a linear park along Mill Brook and a Town Center Park. Eliot also suggested offering the public complete access to town water bodies. That vision is still pursued by the continued development of regional greenways and improved access to local water bodies.

Access to open space has been and will likely continue to be a challenge for the Town of Arlington. As an inner suburb of the Boston/Cambridge metropolitan region, Arlington has been nearly built out for decades with dense residential neighborhoods on small lots that offer residents little private open space. This puts more pressure on the town's existing open space and

recreational areas to meet the needs of residents of all ages and abilities.

Arlington has had no opportunity to avail itself of means designed for legal protections for forestry, agriculture, or horticultural uses (Chapter 61, 61A, or 61B); there are no such properties in the town. State-owned land managed by the Department of Conservation and Recreation (DCR) is part of the Alewife Brook Reservation and the Mystic River Reservation. Other DCR parcels in Arlington include the Ed Burns Arena and land around the Medford Boat Club on the Mystic Lakes. The state Department of Public Works and Massachusetts Water Resources Authority (MWRA) also manage a number of parcels, and Massachusetts Department of Transportation (MassDOT) owns the footpath along the southern edge of Spy Pond.

These state-managed parcels receive protection as Article 97 lands. Article 97 protected lands are those purchased for the purpose of parkland and conservation of open space and are under the jurisdiction of the Recreation Department or the Conservation Commission. The protection offered to Article 97 lands is that a two-thirds vote of the local governing body (i.e., Town Meeting) as well as a two-thirds vote of the State legislature is required to transfer them to another purpose. A number of municipal properties also receive this protection.

Arlington's Town-owned open spaces, designated in the Open Space Zoning District, have been placed under the jurisdiction of a Town department or commission most appropriate for the designated use of the land, predominantly the Park and Recreation Commission or the Conservation Commission. They are the stewards of the lands under their jurisdiction, in conjunction with the Department of Public Works which generally performs maintenance on all properties. Any proposed disposition of these properties must be brought before Town Meeting for public hearing and approval.

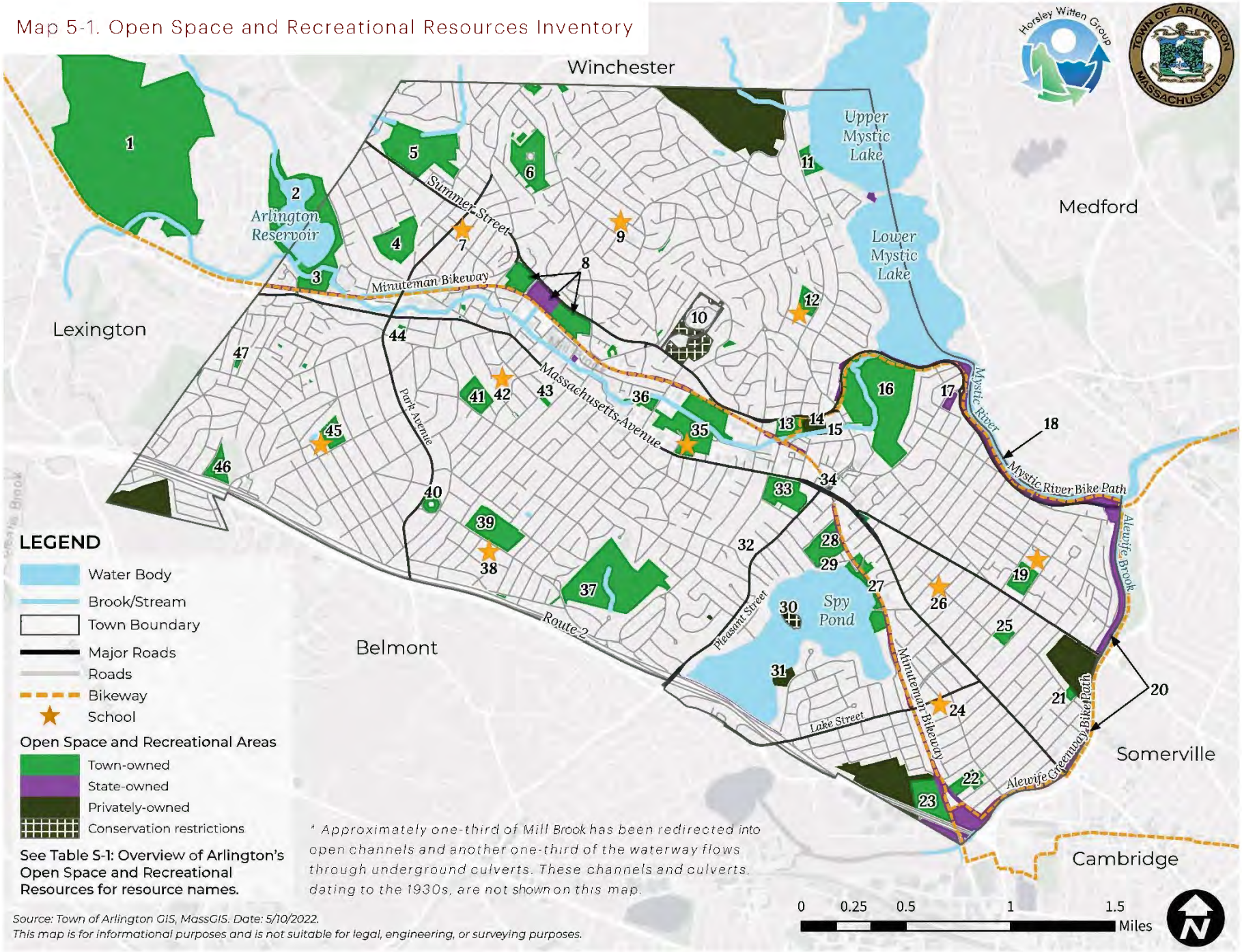
B. Arlington's Open Space and Recreational Resources

Currently Arlington has more than 550 acres of publicly held open space, which include Arlington's Great Meadows and some of the land surrounding the Arlington Reservoir located in the Town of Lexington. Using the key below, these resources can be located on Map 5-1. An additional 118 acres are privately owned, of which the Winchester Country Club, Belmont Country Club, Arlington Catholic High School Field, and Kelwyn Manor Playground are the only parcels used for recreation. Arlington has not acquired any new open space or recreational areas in recent years.

Map 5-1 Key

1. Arlington's Great Meadows
2. Arlington Reservoir
3. Hurd/Reservoir Fields
4. Mount Gilboa
5. McClennen Park
6. Turkey Hill Reservation
7. Peirce School
8. Summer Street Sports Complex, Buck Field, Hill's Hill & Ed Burns Arena
9. Stratton School
10. Symmes Woods & Parks
11. Window-On-The-Mystic & Mystic Lakes
12. Bishop School
13. Buzzell Fields
14. Arlington Catholic Field
15. Cooke's Hollow
16. Meadowbrook Park & Mt. Pleasant Cemetery
17. Parallel Park
18. Mystic River Reservation
19. North Union Park/Lussiano Field & Thompson School
20. Alewife Brook Reservation & Greenway
21. Waldo Park
22. Magnolia Park & Fields
23. Thorndike Fields
24. Hardy School
25. Crosby School Park
26. Gibbs School
27. Spy Pond Park & Scannell Field
28. Spy Pond Field
29. Boys & Girls Club
30. Elizabeth Island
31. Kelwyn Manor Park
32. Parmenter School Park
33. Civic Block/Town Garden
34. Whittemore Park & Uncle Sam Plaza
35. Arlington High School
36. Wellington Park
37. Menotomy Rocks Park
38. Brackett School
39. Robbins Farm Park
40. Park Circle Water Tower
41. Crusher Lot
42. Ottoson Middle School
43. Reinhart Park/Cutter School
44. Locke School Playground
45. Dallin School/Florence Ave. Park
46. Poets Corner
47. Hibbert Park

Map 5-1. Open Space and Recreational Resources Inventory



Source: Town of Arlington GIS, MassGIS. Date: 5/10/2022.
This map is for informational purposes and is not suitable for legal, engineering, or surveying purposes.

The narratives in this section describe the Town's open space and recreational areas and other noteworthy open spaces, including a brief history of the parcel and its conservation and/or recreational use. The first section describes four corridors and greenways that span much of the town. The second section includes descriptions and site maps of 20 major open spaces and recreational facilities. The final section presents information on smaller parks, historic landscapes, gardens, and other recreational and natural areas. Table 5-1 provides an overview of the public resources and active and passive recreational opportunities available at these sites, such as playgrounds, ballfields, or walking trails. All public and private open space and recreation sites in Arlington are listed in Appendix B, detailing inventory requirements outlined in Massachusetts Division of Conservation Services (DCS) Open Space and Recreation Plan (OSRP) Workbook (2008).

Table 5-1. Overview of Arlington's Open Space and Recreational Resources

Map No.*	Resource	Street Location	Bikeway Access	Playing Fields	Play-ground	Tennis Court	Basketball Court	Woods, Trails	Garden	Picnic Sitting Areas	Other Features
20	Alewife Brook Reservation & Greenway	Mass Ave/ Broadway/ other points	yes					yes		yes	boardwalks
14	Arlington Catholic Field (private)	Summer Street		football; soccer; lacrosse							
1	Arlington's Great Meadows	Mass Ave and Maple Street in Lexington	Yes					yes			boardwalks
35	Arlington High School	Mass Avenue	yes (in 2022-23)	football; baseball; softball/ little league; soccer; lacrosse	yes		yes (2)			yes	track lanes

Map No.*	Resource	Street Location	Bikeway Access	Playing Fields	Play-ground	Tennis Court	Basketball Court	Woods, Trails	Garden	Picnic Sitting Areas	Other Features
2	Arlington Reservoir	Lowell Street	yes, via Hurd Field	volleyball/ multi-purpose court	yes			yes	yes	yes	Mill Brook Corridor; swimming beach (seasonal)
12	Bishop School	Columbia Road		softball/ little league; soccer	yes		yes		yes	yes	
29	Boys and Girls Club (private)	Pond Lane	yes				yes				indoor gyms; swimming pool
38	Brackett School	Eastern Avenue		multi-purpose	yes (2)		yes		yes	yes	
8	Buck Field	Summer Street Sports Complex	yes	softball/ little league	yes					yes	
13	Buzzell Fields	Summer Street	yes	2 softball/ little league	yes		yes			yes	
33	Civic Block/ Town Garden	Mass Avenue/ Library Way/ Maple Street			yes			yes	yes	yes	
15	Cooke's Hollow	Mystic Street						yes	yes	yes	Mill Brook Corridor; waterfall
25	Crosby School Park	Winter/ Oxford Streets		multi-purpose	yes	yes (4)	yes			yes	
41	Crusher Lot	Gray/Oakland Streets						yes			

Map No.*	Resource	Street Location	Bikeway Access	Playing Fields	Play-ground	Tennis Court	Basketball Court	Woods, Trails	Garden	Picnic Sitting Areas	Other Features
45	Dallin School/ Florence Avenue Park	Florence Avenue		softball/ little league; soccer/ multi-purpose	yes (2)		yes		yes	yes	seasonal water sprinkler
30	Elizabeth Island	Spy Pond Park						yes		yes	boat landings
26	Gibbs School	Tufts/Foster Streets			yes (2)		yes		yes	yes	
24	Hardy School	Lake Street	yes		yes (2)		yes		yes	yes	
47	Hibbert Park	Hibbert Street			yes					yes	
8	Hill's Hill Field and Woods	Summer Street Sports Complex	yes	soccer				yes			
3	Hurd/ Reservoir Fields	Drake Road	yes	2 softball/ little league; soccer				yes			Mill Brook Corridor
31	Kelwyn Manor Park (private)	Spy Pond Parkway		multi-purpose	yes					yes	seasonal beach
44	Locke School Playground	Davis Road			yes					yes	
22	Magnolia Park and Fields	Herbert Street	yes	soccer; lacrosse	yes		yes		yes	yes	
5	McClennen Park	Summer Street		1 little league; 2 soccer/ mixed use	yes			yes		yes	skateboard ramps; pond

Map No.*	Resource	Street Location	Bikeway Access	Playing Fields	Play-ground	Tennis Court	Basketball Court	Woods, Trails	Garden	Picnic Sitting Areas	Other Features
16	Meadowbrook Park	Mystic Street/ Mt. Pleasant Cemetery						yes			Mill Brook Corridor; wetlands
37	Menotomy Rocks Park	Jason Street			yes			yes		yes	Hill's Pond
-	Minuteman Bikeway	Town-wide	yes							yes	
4	Mount Gilboa	Crescent Hill Road						yes			Boston vistas
18	Mystic River Reservation	Mystic Valley Parkway	yes in 2023					yes			Mystic Lakes vistas
19	North Union Park/ Lussiano Field	Thompson School/ North Union Street		softball/ little league; soccer/ multi-purpose	yes		yes		yes	yes	spray park
42	Ottoson Middle School	Acton Street		softball/ little league; multi-purpose					yes		
17	Parallel Park	Medford Street			yes		yes			yes	
40	Park Circle Water Tower	Park Avenue									fruit trees
32	Parmenter School Park	Irving Street			yes		yes				
7	Peirce School	Park Avenue Extension			yes (2)		yes		yes	yes	
46	Poets Corner	Dow Avenue		softball/ little league	yes		yes			yes	

Map No.*	Resource	Street Location	Bikeway Access	Playing Fields	Play-ground	Tennis Court	Basketball Court	Woods, Trails	Garden	Picnic Sitting Areas	Other Features
43	Reinhart Park/ Cutter School	Robbins Road/ School Street			yes					yes	
39	Robbins Farm Park	Eastern Avenue		baseball; soccer/ lacrosse	yes		yes		yes	yes	Boston vistas; sledding hill
27	Scannell Field	Linwood Street / Spy Pond Park	yes	softball/ little league					yes	yes	
28	Spy Pond Field	Pond Lane/ Wellington Street	yes	baseball; softball/ little league; soccer/ lacrosse		yes (5)				yes	Play Fair Arch and Field House
27	Spy Pond Park	Pond Lane	yes		yes			yes	yes	yes	boat ramp; fishing pier
9	Stratton School Pheasant Avenue Park	Mountain Avenue			yes		yes		yes	yes	
8	Summer Street Sports Complex	Summer Street	yes	baseball; field hockey	yes		yes			yes	Ed Burns Arena, ice skating rink
10	Symmes Woods and Parks	Summer Street/ Symmes Road						yes	yes	yes	Boston vistas
23	Thorndike Fields	Margaret Street	yes	3 multi-purpose							off-leash dog park
6	Turkey Hill Reservation	Dodge Street						yes			vistas

Map No.*	Resource	Street Location	Bikeway Access	Playing Fields	Play-ground	Tennis Court	Basketball Court	Woods, Trails	Garden	Picnic Sitting Areas	Other Features
21	Waldo Park	Waldo Street			yes		yes				
36	Wellington Park	Grove St.	yes		yes	yes (5)		yes		yes	Mill Brook Corridor; climbing wall
34	Whittemore Park	Mass Avenue/ Mystic Street	yes							yes	Dallin Art Museum
11	Window-On-The-Mystic	Mystic Street						yes		yes	views of Mystic Lakes
34	Uncle Sam Plaza	Mass Avenue/ Mystic Street	yes							yes	Visitor Center

* See Map 5-1 and associated key.

1. Corridors and Greenways

Alewife Brook Reservation and Greenway

The 1.4-mile-long section of the Alewife Brook Reservation and Greenway in Arlington runs beside the Alewife Brook on the town's eastern border, parallel to Alewife Brook Parkway. This area is part of the Alewife Brook Reservation, a Massachusetts state park located in Cambridge, Arlington, and Somerville, managed by DCR. The Greenway consists of an accessible pathway and boardwalks over several wetland stretches. Completed in 2013, it starts at the Minuteman Bikeway near Magnolia and Thorndike Fields and the MBTA Alewife T Station, follows the Alewife Brook to Bicentennial Park at Massachusetts Avenue and then continues to the intersection with the Mystic Valley Parkway near the Medford line. The pathway offers a pleasant walk or bicycle ride, and the brook is accessible by canoe or kayak when the water level is high enough. The Greenway links to the Fresh Pond Pathway and Watertown Greenway along the Charles River. To the north, it links to Medford and the Mystic River Reservation.

Size: 120 acres total with approximately 15 acres in Arlington
Managing Agency/Owner: DCR
Current Use: Transportation/Recreation

Mill Brook Corridor

Mill Brook is formed by the confluence of Munroe and Sickle Brooks (a.k.a. Cataldo Brook), which flow south and east from Lexington and meet next to the Arlington Reservoir. Arlington's Great Meadows in East Lexington is a large wetland that contributes to the source and flow of water in Mill Brook. Munroe Brook was dammed in the early 1870s to form the Arlington Reservoir, and spillways now control the amount of water discharged into Mill Brook.

Mill Brook drops about 140 feet on its way from the Reservoir to Lower Mystic Lake over a distance of about 2.7 miles. Mill Brook flows parallel to Massachusetts Avenue and the Minuteman Bikeway eastward to Arlington Center, where the brook turns northeastward to cross under Mystic Street and flows through Mount Pleasant Cemetery and Meadowbrook Park into Lower Mystic Lake. More than 40% of the brook is culverted and 30% is channelized but exposed. Only a few short sections of the brook are in an open, natural condition.

About 35% of the land within 100 yards of the brook is owned by the Town of Arlington, and these public areas are used primarily for open space and recreational activities (e.g., playing fields, tennis courts, climbing wall, playgrounds, and parks). The areas not owned by the Town are largely industrial and commercial properties, a few historical sites, and several residential neighborhoods.

The entire brook corridor needs substantial restoration and remediation to improve biodiversity, water quality, drainage, and flood control. The 2010 Mill Brook Linear Park Report examined the brook in seven sections, assessing conditions, challenges, and opportunities related to environmental, recreational, flood control, economic, and transportation issues. In 2019, Arlington completed the Mill Brook Corridor Report, which supplements the 2010 report and outlines new opportunities to create a vision and identity for the corridor. Recommendations of the Corridor Report include improving environmental quality and public access.

Managing Agency/Owner: More than 100 public and private owners/abutters
Current Use: Recreation/Conservation

Minuteman Bikeway

The Minuteman Bikeway, a converted Boston and Maine Railroad corridor, was completed in 1992 after more than 20 years of planning and construction. At just over 10 miles long, it begins at the Arlington/Cambridge border near the Alewife Massachusetts Bay Transportation Authority (MBTA) Station, passes through Arlington and Lexington, and ends near Bedford Center.

Each of the three towns is responsible for the section in its community, and efforts to strengthen regional oversight are on-going. In 2000 the approximately three-mile section that passes through the entire length of Arlington was renamed the Donald R. Marquis/ Minuteman Bikeway in recognition of the former Town Manager who was a strong supporter and advocate for the creation of the Bikeway.

The Bikeway travels through commercial, industrial, and residential areas and open spaces. In addition to being a popular commuter route, the Bikeway is a linear park that connects significant historical sites and attractions as well as many conservation areas and park lands in Arlington, Lexington, and Bedford.

Volunteers coordinated by the Department of Planning and Community Development and the Arlington Bicycle Advisory Committee conduct counts of Bikeway users regularly on a weekday and weekend day. Due to the pandemic, the last count was done in 2019. Volunteers tallied 1,037 users on Tuesday, May 14, and 4,865 users on Saturday, May 18, for a total of 5,902. Cyclists made up the majority at 55% of all users, followed by walkers at 29%, joggers at 11%, children in carriers at 3%, and others making up 2%.



Minuteman Bikeway. Photo credit: Wendy Richter

DPW plows the Arlington stretch following winter storms, so it is accessible to bikers and walkers. Severe weather events, including flood damage and microbursts, regularly damage the Bikeway surface, and the DPW has had difficulty keeping up with maintenance of both the surface and vegetated shoulders. Local volunteers help with landscape maintenance of invasive plants and trash clean-ups. Several study projects and grants to improve Bikeway conditions and connections to other trails are being conducted (see Sections 7 and 9).

Size: 30.1 acres
Managing Agency/Owner: Towns of Arlington, Lexington, and Bedford/MBTA
Current Use: Transportation/Recreation

Mystic River Reservation

The Mystic River Reservation is a state park and nature preserve managed by DCR encompassing about 330 acres in the communities of Arlington, Winchester, Medford, Somerville, Everett, and Chelsea. The narrow section in Arlington parallels the Mystic River and Parkway starting at the river's intersection with Alewife Brook in northeast Arlington and continuing to the parkway's intersection with Mystic Street. A walking path and/or sidewalk and some benches are available the length of the Arlington section of the reservation.

Following an oil spill in 2013 on the parkway near the intersection with Park Street, Arlington was able to obtain funding for natural resource restoration through the Massachusetts Department of Environmental Protection (DEP). The restoration project, completed in 2019, created a native riverbank (riparian) habitat, added flood storage, improved stormwater quality, and provided opportunities for community participation and educational signage.

Size: Approximately 12 acres in Arlington
Managing Agency/Owner: DCR
Current Use: Transportation/Recreation/Conservation

2. Major Open Spaces and Recreational Resources

The following descriptions of the Town's major open spaces and recreational resources include individual site maps depicting major entrances (E), parking areas (P), and walking trails (dotted lines).

Arlington's Great Meadows

The largest open space resource owned by the Town of Arlington contains approximately 183 acres of land but is located entirely in Lexington as a result of a water supply management system installed during the mid-nineteenth century and later discontinued. The largest part of Arlington's Great Meadows is a flat, marshy plain containing a series of hummocks. Surrounding the plain are wooded uplands braided by walking trails. The Minuteman Bikeway forms the southern border and offers the most direct access to the trails. Other borders are mostly residential and there are only a few access points. Arlington's Great Meadows is included in several of the ACROSS Lexington trail loops.

More than 50% of the site is certified vegetated wetland. The Lexington zoning bylaw protects the

wetlands in Arlington's Great Meadows by zoning them as Wetland Protection District. The Lexington

Conservation Commission and various resident groups have taken an active role in assuring that the Great Meadows remain in its natural state. A consultant was hired by the Arlington Conservation Commission in 1999 to prepare an inventory of the natural resources of this area, along with some management recommendations (Clark 2001).

Since publication of that report, an active Friends of Arlington's Great Meadows organization of Arlington and Lexington residents has served as stewards of the property. The group has completed extensive surveying of plants and animals, restored some upland meadow areas, organized annual bird watching and geology walks, improved signage and visitor facilities, and protected the environment in the wettest sections of the Meadows by building a series of boardwalks.

Size: 183.3 acres (entirely in Lexington)
Managing Agency/Owner: Select Board/Department of Public Works/Town of Arlington
Current Use: Conservation/Passive recreation



Arlington Reservoir and Hurd/Reservoir Fields

The Arlington Reservoir site incorporates a variety of natural and recreational resources. Created in the early 1870s to supply Arlington's municipal water system, the Reservoir has not been used for public drinking water since the town joined the MWRA in 1899, yet the name "reservoir" remains in use. The Reservoir and its adjacent land areas are about 65 acres. The water body of about 29 acres is a man-made recreational and flood-control pond on the Arlington/Lexington border in the northwestern section of town. Less than half of the area is in Arlington, yet the Town owns and manages the entire site, as well as part of Munroe Brook, the Reservoir's primary source whose watershed includes Reed's Brook. Several Lexington storm drains also send water into this water body.

The Reservoir has a mile-long wooded walking trail around its circumference that is a recreational resource for walking, birding, jogging, and cross-country skiing, and the Arlington High School cross-country team uses the trail for meets and training.

The sandy beach includes a filtered/chlorinated swimming area with a ramp for people with disabilities, a bathhouse, a concession area, and playground. The beach is supervised by certified lifeguards and other Recreation Department staff when open during the



summer months. The Reservoir also provides a diverse habitat for wildlife, and nearly 220 species of birds have been sighted there. A Wildlife Habitat Garden was established in 2010 following repairs to the earthen dam around the Reservoir. It is maintained by the volunteer Reservoir Committee.

In 2017-18, the Town developed a Master Plan for the entire Reservoir area to guide improvements to address water quality, amenities, and accessibility of the property. The beach and the entire Reservoir area are currently being updated in several phases through 2022. Among the improvements are a fully Americans with Disabilities Act (ADA) accessible perimeter walking path, playground, fishing docks, benches, a picnic pavilion, and a volleyball/multi-sport court. Significant environmental improvements include removal of invasive vegetation, erosion control of the Reservoir banks with native plantings, and a new porous parking lot.

Hurd and Reservoir fields, adjacent to the Reservoir off Drake Road, offer two softball/youth baseball diamonds. Hurd Field is lighted and used for adult softball play in addition to youth baseball and softball. A Community Preservation Act-funded project is currently underway to redesign and renovate these fields, including to repair safety issues, address ADA guidelines, and provide a safe connection to the nearby Minuteman Bikeway.

Arlington Reservoir

Size: 21.3 acres in Arlington (65 acres total in Arlington and Lexington)
Managing Agency/Owner: Department of Public Works/ Park and Recreation Commission/Town of Arlington
Current Use: Passive and active recreation/Flood control/Conservation

Hurd and Reservoir Fields

Size: 6.1 acres
Managing Agency/Owner: Park and Recreation Commission/Town of Arlington
Current Use: Active and passive recreation/ Conservation



Playground at The Res. Photo credit: Ann LeRoyer

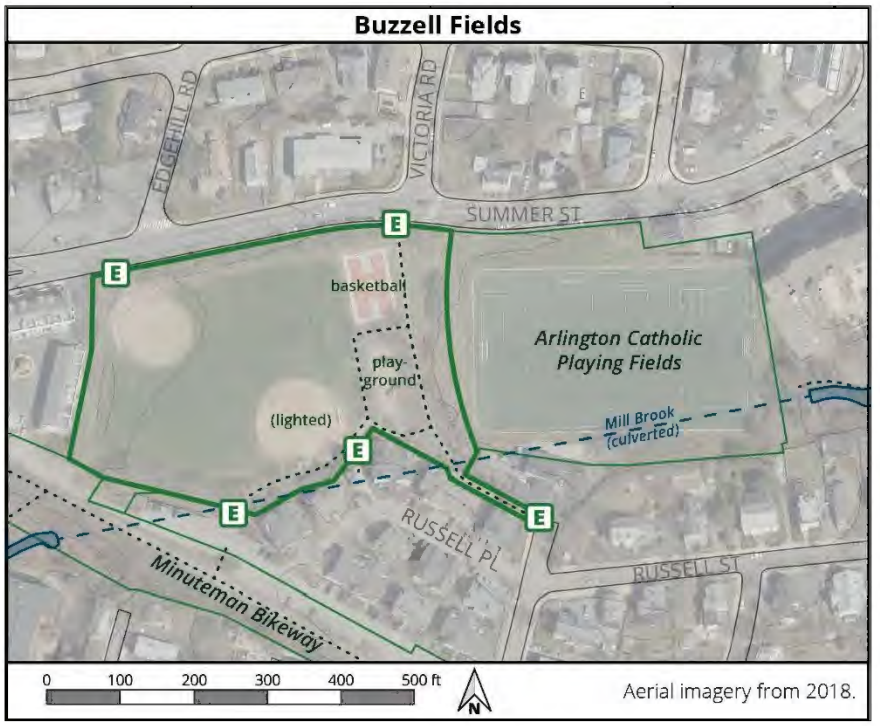
Buzzell Fields

Located on Summer St. just beyond the intersection with Mill Street, this former mill pond and later town landfill was redeveloped into a recreation site and dedicated to Navy Lieutenant Richard H. Buzzell, a 1961 graduate of Arlington High School killed on the battlefield during the Vietnam War. The park has two youth baseball/softball fields with outfield lights for night play, a basketball court, picnic tables, and a playground with slides, swings, and a sandbox. On-street parking is available, and the fields are adjacent to the Minuteman Bikeway.

Size: 3.6 acres
Managing Agency/Owner: Park and Recreation Commission/Town of Arlington
Current Use: Active recreation

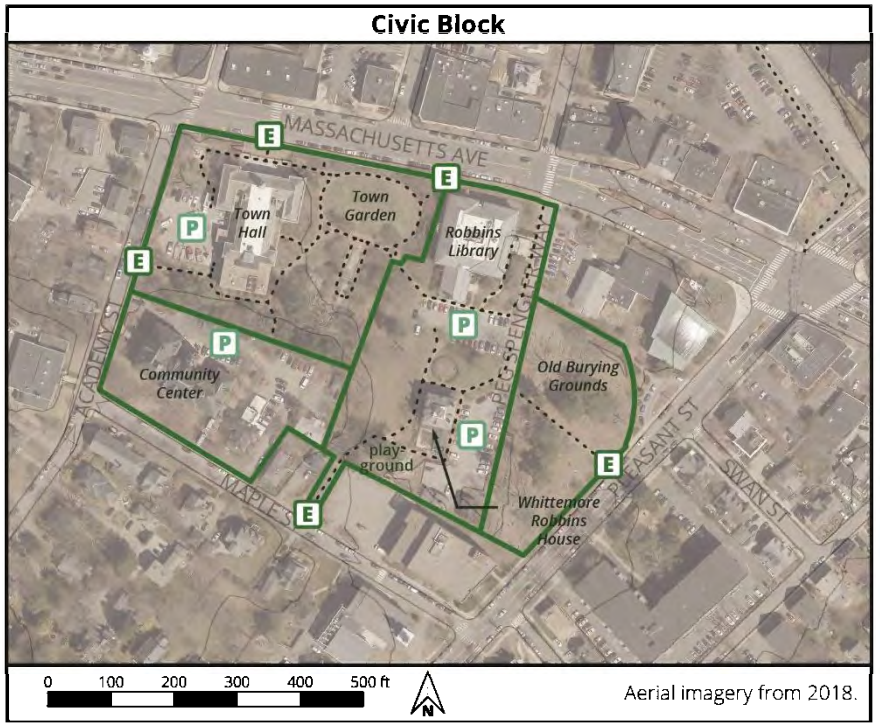


Buzzell Field. Photo credit: Elisabeth Carr-Jones



Civic Block

Located on Massachusetts Avenue in the heart of Arlington Center, the Civic Block contains three of Arlington's most iconic civic institutions: Robbins Memorial Town Hall, the Robbins Library, and the Whittemore-Robbins House. They are interconnected by the landscaped grounds and brick walkways of the Winfield Robbins Memorial Garden. The Civic Block represents the generosity of the Robbins family, who donated funds for construction of these impressive landmarks. This historic block also includes the Old



Burying Ground and the Central School/Community Center. All buildings within the Civic Block are designated within the Arlington Center National Register Historic District.

The Winfield Robbins Memorial Garden (1913) was laid out as part of the Town Hall construction project. The original garden design included the Cyrus Dallin sculpture known as "The Menotomy Indian Hunter." In 1939, the Olmsted Brothers reconfigured the garden in a more natural design with a rubble rock base for the Dallin sculpture, with flowering trees and bushes, winding brick paths, a circular fountain and a pool, and a masonry garden wall surrounding the grounds. Arlington has a preservation master plan for the garden and repairs to the garden's sandstone and limestone wall were completed in 2013 and the reflecting pool and surrounding landscape were restored in 2019 with Community Preservation Act (CPA) funding. Volunteers with the Friends of Robbins Town Gardens and the Arlington Garden Club continue to work on the landscaped plantings. The garden is protected by a preservation restriction and is used for both community and private events.

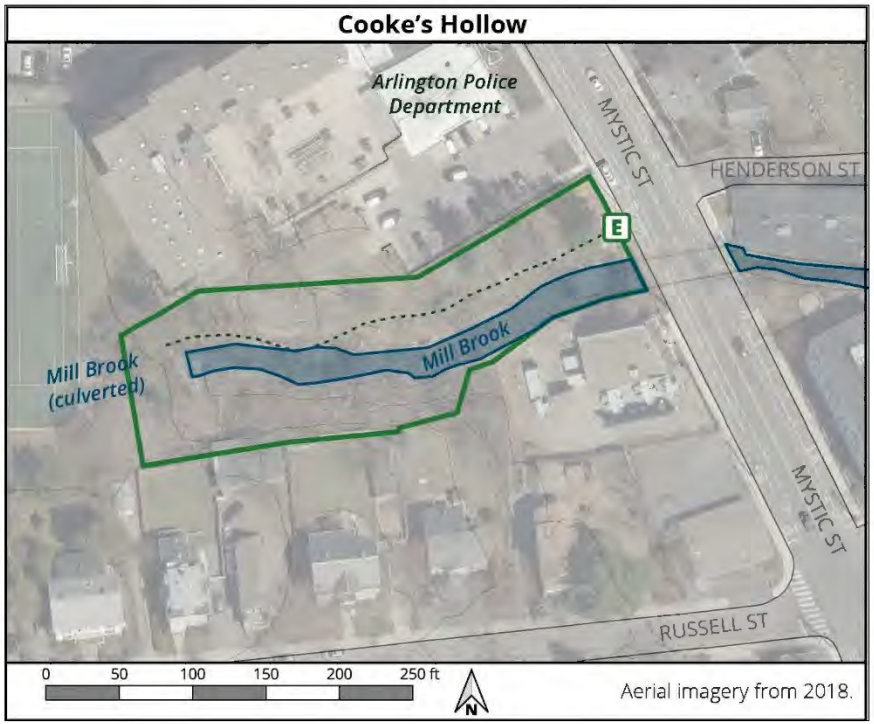
Size: 2.7 acres
Managing Agency/Owner: Town of Arlington
Current Use: Passive recreation/Historic preservation

Cooke's Hollow

Cooke's Hollow is a long, narrow, partially landscaped area on both sides of Mill Brook near Mystic Street. This small park with the town's only waterfall provides scenic vistas, a short walking path, and benches. Arlington acquired Cooke's Hollow from several sources in 1969, and the Arlington Garden Club was instrumental in developing gardens and public access at the site. The area has deep historical and cultural roots dating back to the 1630s when Captain George Cooke built the first water-powered grist mill in Arlington (then known as

Menotomy and still part of Cambridge). Volunteer stewards have worked to reduce overgrown invasive plants along the brook and have advocated for new benches and other amenities.

Size: .75 acres
Managing Agency/Owner: Conservation Commission/ Town of Arlington
Current Use: Passive recreation/Conservation



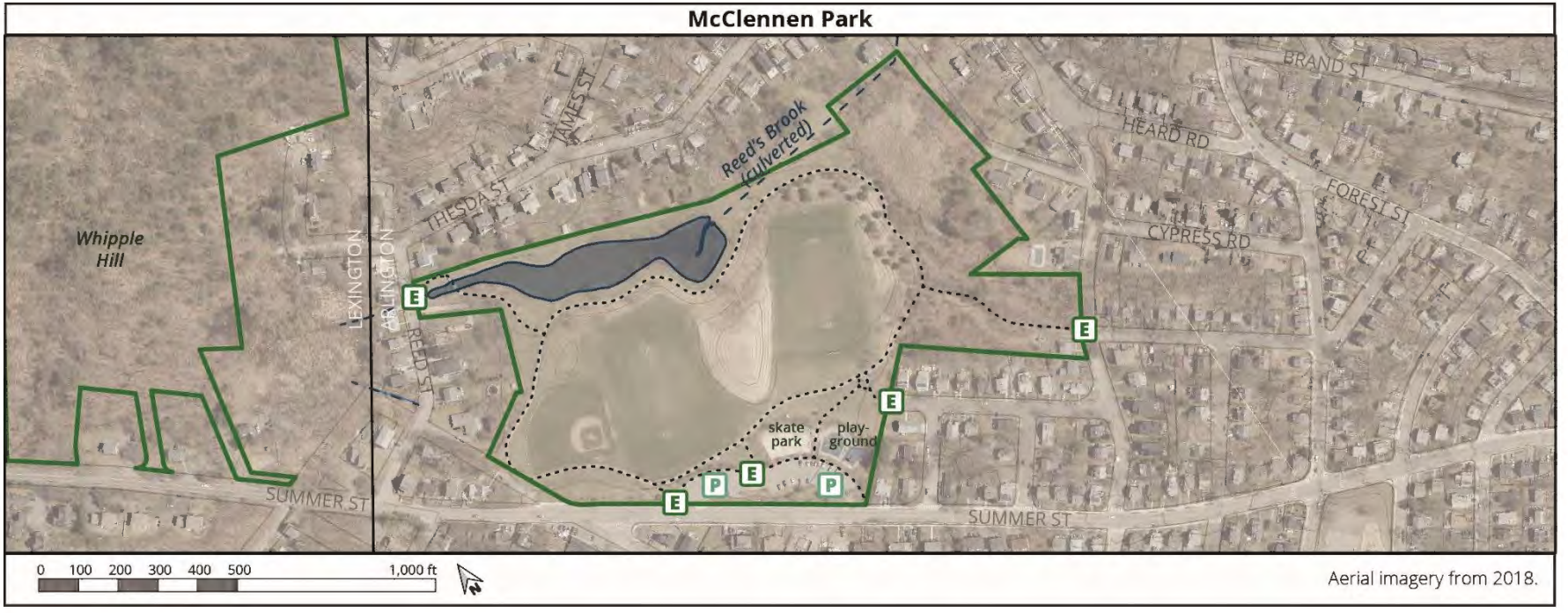

Cooke's Hollow. Photo credit: Elisabeth Carr-Jones

McClennen Park

Before 1959, the area around Reed's Brook was agricultural land, and from 1959 to 1969 Arlington operated a landfill on the site. The Town closed the landfill pursuant to Massachusetts Department of Environmental Protection (MassDEP) policies and regulations while planning for its restoration and reuse. Arlington reacquired this 20-acre site from the Federal Deposit Insurance Corporation in March 1995.

As a result of many studies, the Arlington Redevelopment Board determined that the site was most valuable to the town as open space and recommended to the 1997 Town Meeting that the land be developed for conservation and recreation use. Town Meeting appropriated $5.8 million and the area was redeveloped to address the flooding problems, properly close the landfill, and develop new open space uses.

McClennen Park was dedicated on June 3, 2006, in tribute to former Arlington Planning Director Alan McClennen. The result is a wonderful open space with something for everyone to enjoy. The project replaced the storm drain system, created a detention pond and



new wetland areas to serve as wildlife habitat, added layers of clean soil to prevent exposure to landfill materials, and constructed two soccer fields and one baseball field, many walking trails, picnic areas, tot lots, and a skateboard park. The State reconstructed Summer Street, and an off-street parking area was added. Plans are currently being considered to improve the water quality and habitat value of the detention pond, which hosts a variety of birds and other wildlife.

Size: 20.3 acres
Managing Agency/Owner: Park and Recreation Commission/Town of Arlington
Current Use: Passive and active recreation/ Conservation

Meadowbrook Park and Mt. Pleasant Cemetery

Meadowbrook Park is mostly wetlands, located adjacent to Mt. Pleasant Cemetery at the delta of the Mill Brook where it opens to the Lower Mystic Lake. The Conservation Commission manages environmentally sensitive landscaping to create a better wildlife habitat and make the area more accessible for walking and bird watching. Volunteer land stewards monitor this site, and there have also been some scout projects to improve visitor access. However, the area has deteriorated with many invasive plants, silt, and trash deposits carried down Mill Brook. Renewed consideration is being given



to what can be done to improve the public access and natural aspects of this area.

Mt. Pleasant Cemetery, dedicated in 1843, was designed as a garden-style cemetery influenced by Mount Auburn Cemetery in Cambridge. The roadways and gentle hillsides offer a pleasant place for walking and contemplation. Markers and monuments honor many of Arlington's noted residents. In 2016 columbarium facilities were added to expand options for local burials as space for traditional plots is now limited.

Meadowbrook Park

Size: 3.3 acres
Managing Agency/Owner: Conservation Commission/ Town of Arlington
Current Use: Conservation

Mt. Pleasant Cemetery

Size: 58.9 acres
Managing Agency/Owner: Cemetery Commission/ Department of Public Works/Town of Arlington
Current Use: Cemetery



Meadowbrook Park. Photo credit: Elisabeth Carr-Jones

Menotomy Rocks Park

This historic town park, established in 1896, was also known as the "Devil's Den" to the people of Arlington. The park is a mixture of manmade areas (Hill's Pond, fields, and playground) and natural features (wooded and rocky sections). The park is used daily for walking, jogging, picnicking, and dog walking, and seasonally for ice skating and fishing.

The Friends of Menotomy Rocks Park was formed in 1993 to assist the town with ongoing stewardship of the park. Working with the Town, the Friends group has enabled a number of improvement projects over the years, including rebuilding the playground in the woods, replacing picnic tables, facilitating a memorial bench program, monitoring the health of Hill's Pond, rebuilding the pond retaining wall, resurfacing the paths with permeable material to facilitate drainage and installing a pond aeration system. The Friends continue to monitor needs in the park, as well as offer educational and cultural programs.

Size: 35.1 acres
Managing Agency/Owner: Park and Recreation Commission/Town of Arlington
Current Use: Recreation/Conservation

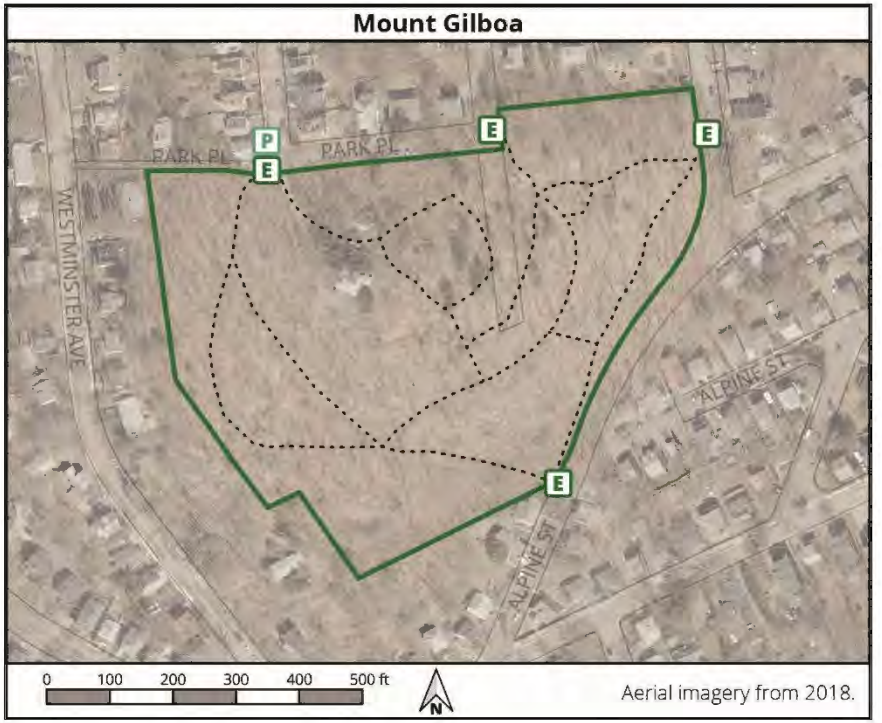


Mount Gilboa

Mount Gilboa is a steep, tree-covered hill with a single house on top. The house belongs to the Conservation Commission and has been rented by the town. Discussions about the future of the house as a Town-owned asset are underway, including its possible removal to create a vista park or other opportunities that would benefit the community at large. Trails through the surrounding woods are used regularly for walking and bird watching, and they have been cleared and improved by various scout groups. The property is part of the Mount Gilboa Historic District.



Mount Gilboa. Photo credit: Elisabeth Carr-Jones



Size: 10.7 acres

Managing Agency/Owner: Conservation Commission/ Town of Arlington

Current Use: Passive recreation/Conservation

North Union Park / Lussiano Field

Located next to the Thompson School on North Union Street in East Arlington, the area has a playground, basketball court, picnic tables, softball/youth baseball field, baseball field, and multi-purpose field used for soccer. The spray pool has recently been renovated to upgrade all water features and enhance landscaping, access, and amenities. It is generally open from June to August. On-street parking is available. In 2020, the town completed a major renovation of the playground with funding from multiple sources, including CPA funds.



North Union Playground. Photo credit: Elisabeth Carr-Jones



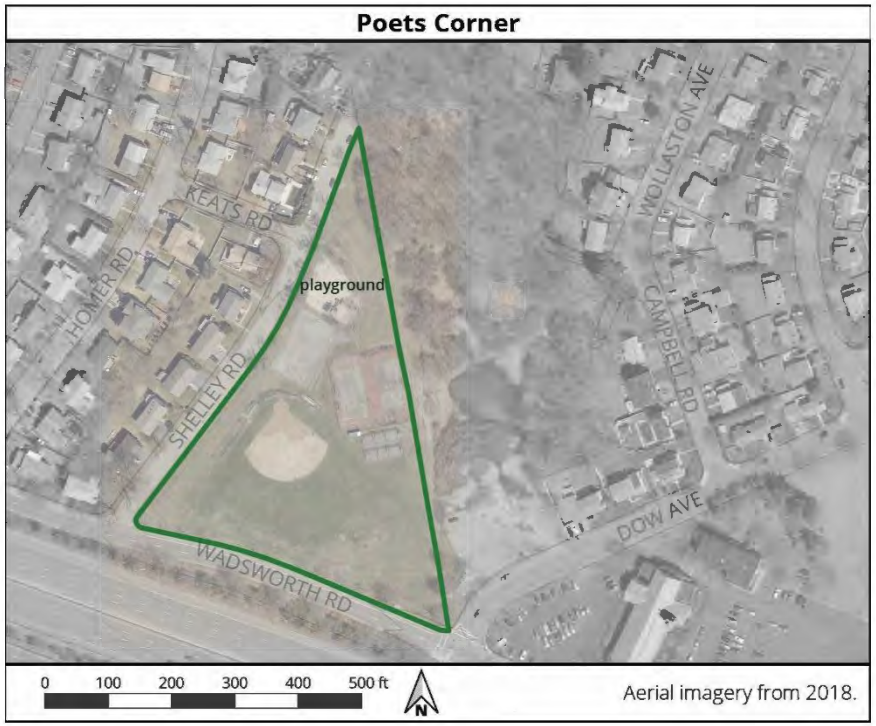
Size: 5.0 acres

Managing Agency/Owner: Park and Recreation Commission/Town of Arlington

Current Use: Active and passive recreation

Poets Corner

Poets Corner Park is located in the southwest area of Arlington, off the Route 2 service road at Dow Avenue. The park currently has a playground, softball/little league field, a multi-purpose grassy outfield, basketball courts, and an area of wetlands. Major renovations are anticipated starting in 2022 through an innovative collaboration between the Town, the Archdiocese and the Belmont Hill School.



Size: 3.8 acres

Managing Agency/Owner: Park and Recreation Commission/ Town of Arlington

Current Use: Recreation

Robbins Farm Park

From 1880 to 1941, at least three generations of the Robbins family farmed this land in Arlington Heights, and historical records cite a Robbins family farming the site during the Revolutionary War. In December 1941, Town Meeting voted to acquire the land for a public park by eminent domain, at a price of $33,800.

With its spectacular view of the Boston skyline to attract them, residents use the Robbins Farm fields, basketball court, and playground year-round for a wide variety of active and passive recreational activities. Many special events, like the 4th of July celebration and a variety of concerts, are held at the park and sponsored by the Friends of Robbins Park.

Park improvements began in 2017 and continued into 2019, when Arlington's CPA Committee awarded funds to upgrade and rehabilitate the playing fields and to improve ADA accessibility to many areas of the park, including the community garden and the historic building site and dog statue. See Small Neighborhood Parks and Open Spaces below for more details on the community garden.

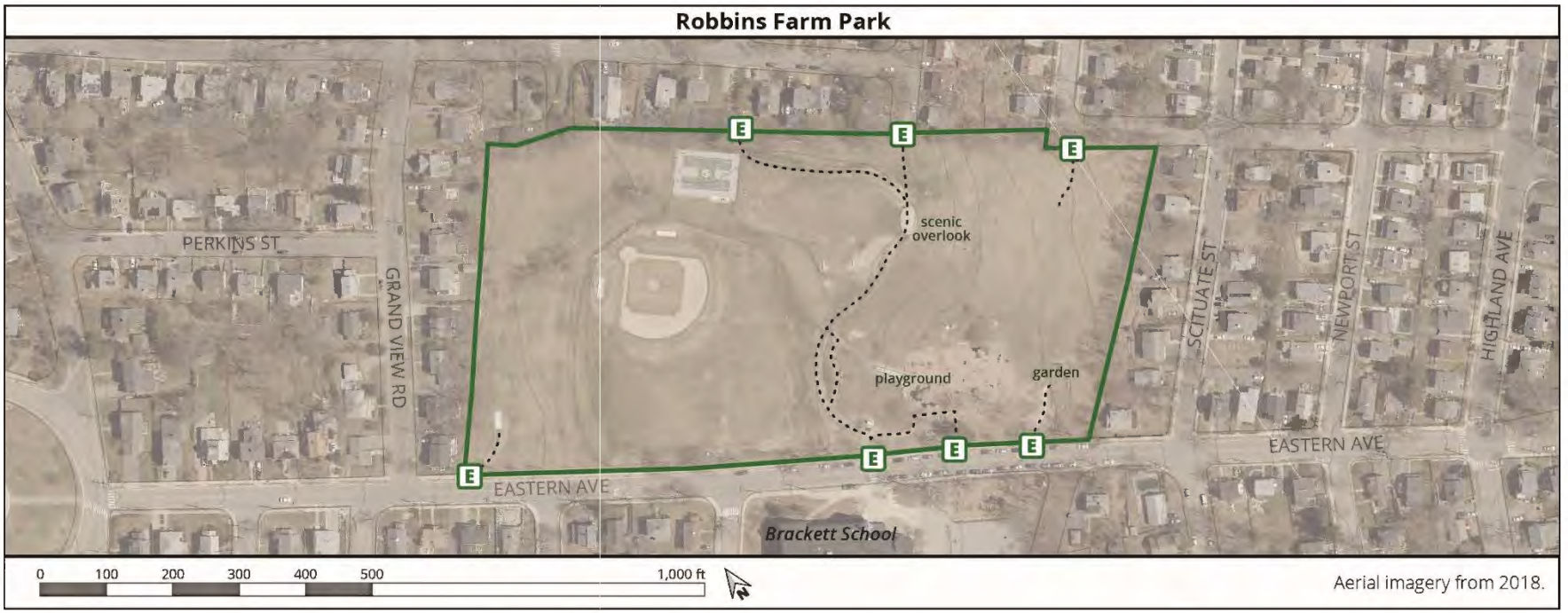


Pickleball at Robbins Farm Park. Photo credit: Elisabeth Carr-Jones

Size: 11.1 acres

Managing Agency/Owner: Park and Recreation Commission/Town of Arlington

Current Use: Passive and active recreation



Spy Pond, Spy Pond Park and Fields, Elizabeth Island, and Kelwyn Manor Park

Spy Pond

At 100 acres, Spy Pond is the largest body of water located entirely within Arlington. Spy Pond is near the Town Center, adjacent to Route 2, and close to the Alewife Brook Reservation. Spy Pond is a "Great Pond," meaning it is a naturally occurring body of water 10 acres or greater in size. The pond was formed by a gigantic block of ice that broke away from the glacier leaving a "kettle hole" filled with glacial waters. Today, the source of the water in Spy Pond is precipitation and runoff, primarily stormwater drainage from the surrounding densely populated residential areas: no river or brook feeds it. The Town's Envision Arlington Spy Pond Committee is actively involved in stewardship and planning for pond improvements, including water quality monitoring and weed control treatments.

Historic Spy Pond is a beautiful and precious community resource, although access is limited because much of the shoreline is private residential property. Walking, boating, bird watching, fishing, and ice skating are popular pastimes, but swimming is not permitted because the water quality does not meet state bathing beach standards and no lifeguard services are provided. In recent years, a high school crew team has used the pond as its practice location, and the Recreation



Department offers canoe and kayak rentals to the general public on weekends throughout the summer.

In 2016, a feasibility study and detailed survey was awarded CPA funds to identify shoreline preservation alternatives and options to mitigate erosion on select portions of Town-owned shoreline along the edge of Spy Pond (Spy Pond Park, Scannell Field, Arlington Boys and Girls Club, and Spring Valley Street). The Conservation Commission received CPA funds in 2021 to repave the North Beach boat ramp with porous pavement material.

Spy Pond Park and Fields

The public park includes a playground, public boat ramp, rain garden, walking path, benches, and picnic tables. Friends of Spy Pond Park is an active volunteer organization that oversees stewardship of the park and sponsors regular clean-up projects and special events, including the annual fall Spy Pond Fun Day.

The Town's 2019 playground audit identified Spy Pond Park as a level "Hazard 1" playground, which indicates the playground needs immediate attention for safety reasons. CPA funds were awarded in 2021 to rebuild the playground to be ADA-compliant and meet safety standards.

The recreational facilities at Spy Pond Field (a.k.a. Hornblower Field), located on Pond Lane opposite the Arlington Boys and Girls Club, include tennis courts (renovated in 2015), a baseball diamond used by the Arlington High School varsity baseball team, and an open multi-purpose field used for high school and youth soccer. The Play Fair Arch, bleachers and field house were originally constructed in 1910 and are in significant disrepair. In 2019 a study was conducted to review the current use and needs of the recreational facility and structure, including the need to make them ADA compliant. Scannell Field at the eastern end of Spy Pond Park has a softball/little league diamond with bleachers.

Size: 100 acres (pond) and 15 acres (park and fields)
Managing Agency/Owner: Department of Public Works/Park and Recreation Commission/Town of Arlington
Current Use: Recreation/Conservation

Elizabeth Island

Elizabeth Island, an undeveloped, heavily vegetated island in the middle of Spy Pond, was purchased by the Arlington Land Trust (ALT) in 2010 from a private owner who had announced that it would be put up for sale. The island is now permanently protected and open to the public under a conservation restriction held jointly by the Arlington Conservation Commission and Mass Audubon. ALT is managing the island for passive recreation, with simple wooded trails and landing areas for small boats. The island provides a nesting habitat for

various species of duck, Canada Geese, Mute Swan, and other birds and wildlife. Several properly trained and licensed volunteers search for nests each spring and treat the goose eggs to keep the population under control.

Size: 2 acres
Managing Agency/Owner: Arlington Land Trust
Current Use: Conservation



Elizabeth Island. Photo credit: Arlington Land Trust

Kelwyn Manor Park

Kelwyn Manor Park along the eastern shore of Spy Pond was set aside by the private Kelwyn Manor Association when the former farmland was developed for housing in the late 1930s and early 1940s. The park contains a small beach area, a playground, and other facilities. The Association continues to maintain the park with annual cleanups and mowing and uses it for occasional neighborhood events.

Size: 1.8 acres
Managing Agency/Owner: Kelwyn Manor Association
Current Use: Recreation

Summer Street Sports Complex

This major multi-sport complex at 422 Summer Street includes the Ed Burns Arena, Summer Street (a.k.a. Kenny) Field, Buck Field, and Hill's Hill Field, and natural wooded areas known as Hill's Hill. The property is located adjacent to the Minuteman Bikeway, and the baseball, field hockey, youth baseball/softball, and multi-use fields are used by local high school and youth sports organizations. Baseball and youth baseball fields are lighted for evening play. The area also includes a multi-generational recreation area with fitness stations, tot play equipment, a bocce court, and basketball court. A completely accessible children's play structure with a zero-entry ramp is a major attraction.

The state-owned Ed Burns Arena also houses the Arlington Recreation Department's headquarters. Built in 1971, the facility originally offered only a seasonal regulation-size ice skating rink. The arena is now a year-round, multi-sport facility with an ice rink that operates

during the fall and winter, and batting cages, indoor soccer programs, and summer camps in the spring and summer. It is used for a variety of special events and serves as home facility for the Arlington Hockey and Figure Skating Association and Arlington High School and Arlington Catholic High School boys and girls hockey teams. Public skating as an activity for both adults and children has grown significantly, and the department offers a variety of instructional programs and special skating events. Skate rentals, sharpening and concessions are also offered.

Size: 12.7 acres (fields) and 2.4 acres (arena and parking)

Managing Agency/Owner: Park and Recreation Commission/Town of Arlington and Department of Conservation and Recreation/Commonwealth of Massachusetts

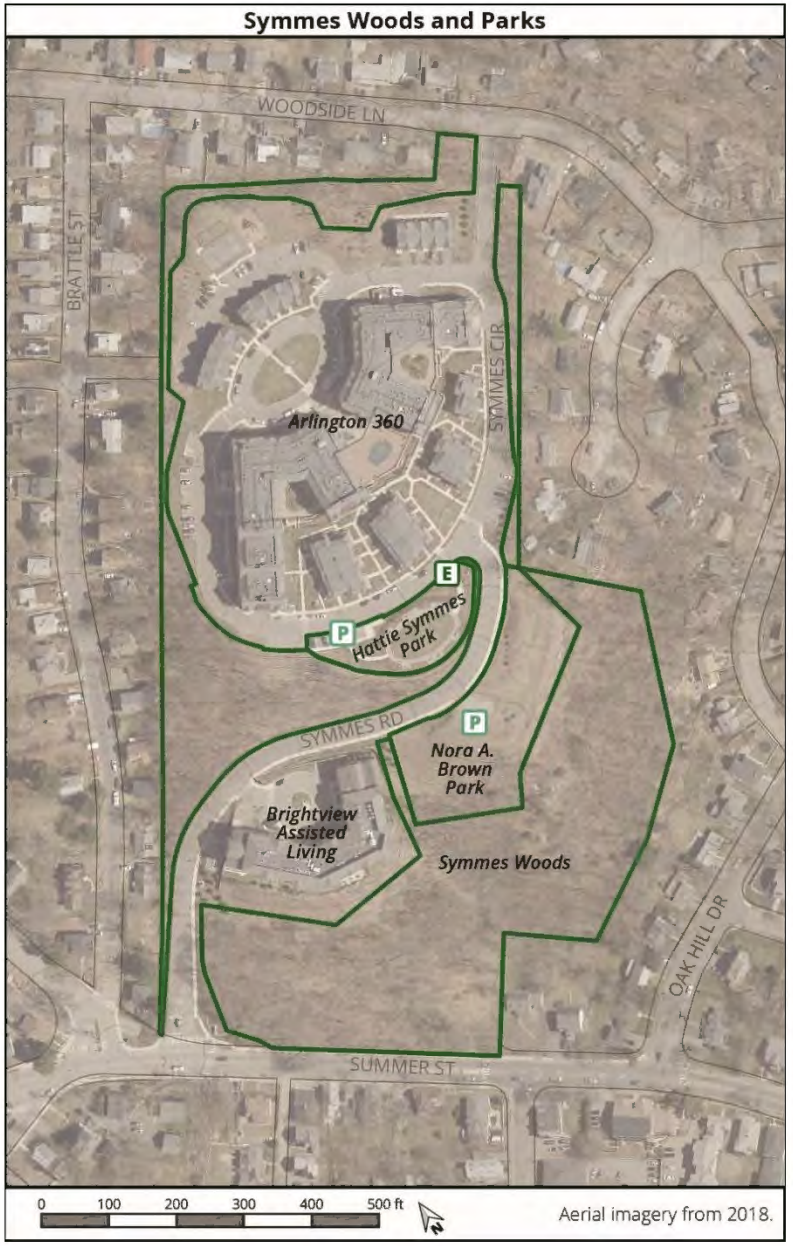
Current Use: Active and passive recreation



Symmes Woods and Parks

After Symmes Hospital closed in 1999, Arlington voters approved a debt exclusion in 2001 to allow the Town to acquire the entire 18-acre property off Summer Street in order to be able to control its development. After a lengthy public process and delays associated with the 2008 recession, a new owner began construction in the spring of 2012. By 2014 the developer, Arlington 360 LLC, had completed a 164-unit apartment complex and 12 townhouse condominiums. Arlington 360 LLC sold a two-acre portion of the Symmes site halfway up the hill to Shelter/Brightview Arlington for a 90-unit assisted living facility.

The most prominent open space features of the development are two parks and about six acres of woods and buffer zones. The half-acre Hattie Symmes Park at the top of the hill has commanding views of Arlington and Boston to the east. Named for the daughter of Stephen Symmes who founded the hospital, the park features pathways, benches, and extensive landscaping. A second hillside park of almost two acres abuts the upper boundary of the Symmes Woods. It is designed for passive recreation with views of the Boston skyline through the trees. Named for Nora A. Brown, the long-time head of the nurses' facility at the hospital, it contains pervious pathways, mowed strips within an



open meadow area, and landscaped beds, as well as some benches and picnic tables.

Both parks are owned and maintained by Arlington 360 LLC but are open to the public under the same rules and regulations as for other town parks. The Symmes Woods covers the relatively flat area between Summer Street and the assisted living facility.

Management of the parks and woods is governed by a plan agreed to by the developers, the Arlington Redevelopment Board, the Arlington Land Trust, and the Conservation Commission. The parks and woodlands are protected by a conservation restriction and Public Access Easement held by the Arlington Land Trust and Conservation Commission. The conservation restriction, which offers permanent legal protection for the land, was signed off by the Commonwealth's Executive Office of Energy and Environmental Affairs and by the Town of Arlington in 2014. Small property markers designate the conservation restriction boundaries.

Size: 8.7 acres of the total 18-acre site
Managing Agency/Owner: Arlington 360 LLC
Current Use: Conservation/Passive recreation



Symmes Woods. Photo credit: Wendy Richter

Thorndike and Magnolia Park and Fields

Located in southeastern Arlington close to Route 2 and the Alewife MBTA station in Cambridge, three multi-purpose fields are used for soccer and lacrosse, and a dedicated off-leash dog recreation area was established in 2012 next to the Thorndike fields. In 2017, the facilities at Magnolia Park were renovated to include 54 community garden plots, several playground areas for different ages, a multi-purpose field for soccer and other sports, walking paths, and picnic areas. Both properties have direct access to the Minuteman Bikeway, and a porous pavement parking area next to

Thorndike Field services the entire recreational complex.

Size: 13.3 acres
Managing Agency/Owner: Park and Recreation Commission/Town of Arlington
Current Use: Active and passive recreation



Magnolia Park. Photo credit: Nancy Zimmerman



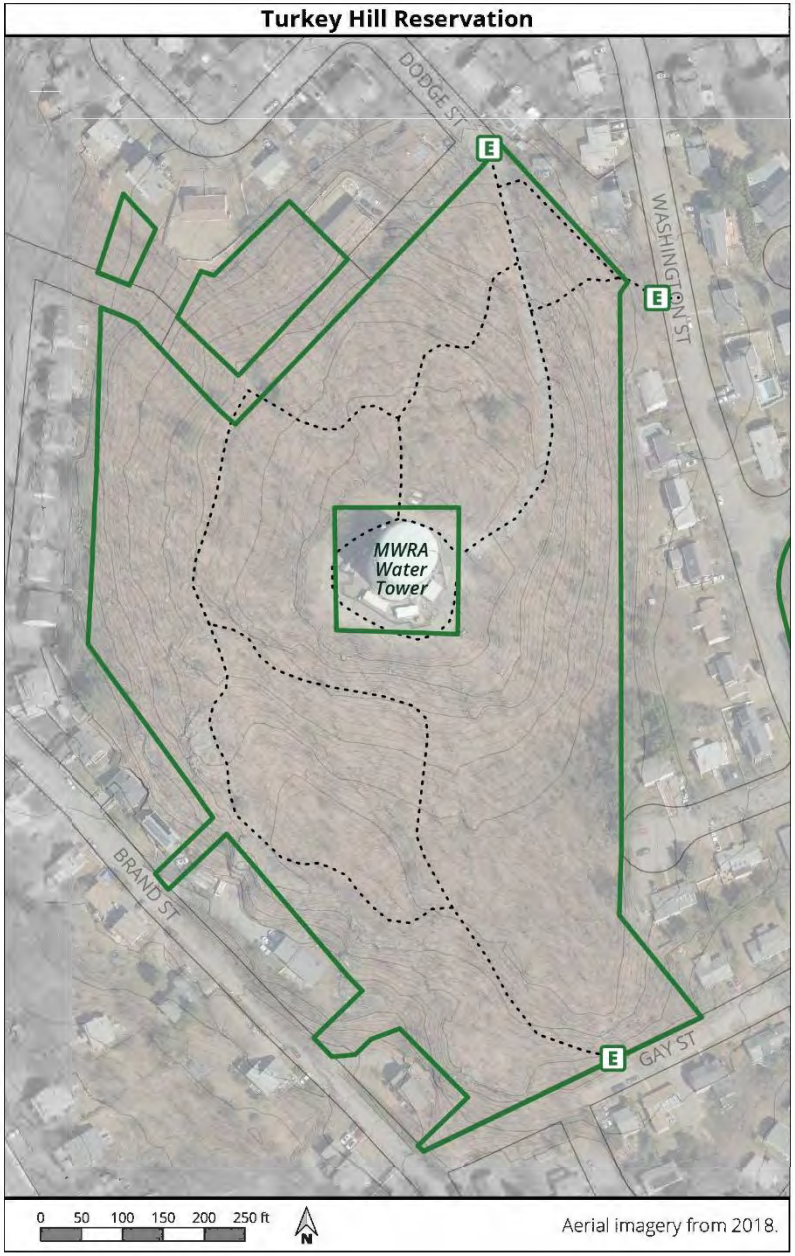
Turkey Hill Reservation

Turkey Hill Reservation contains the Turkey Hill water tower and land immediately surrounding it, which are owned by the MWRA. The Park and Recreation Commission has jurisdiction over most of the land beyond the water tower, and the Conservation Commission oversees several adjacent small parcels. This area is heavily wooded, with many internal trails and foot paths that connect with adjacent roads, including a main access point at Dodge Street. A stewardship group organized through the Conservation Commission Land Stewards Program cares for the site.

Size: 10.7 acres

Managing Agency/Owner: Park and Recreation Commission /Conservation Commission/Town of Arlington/MWRA

Current Use: Passive recreation/Conservation

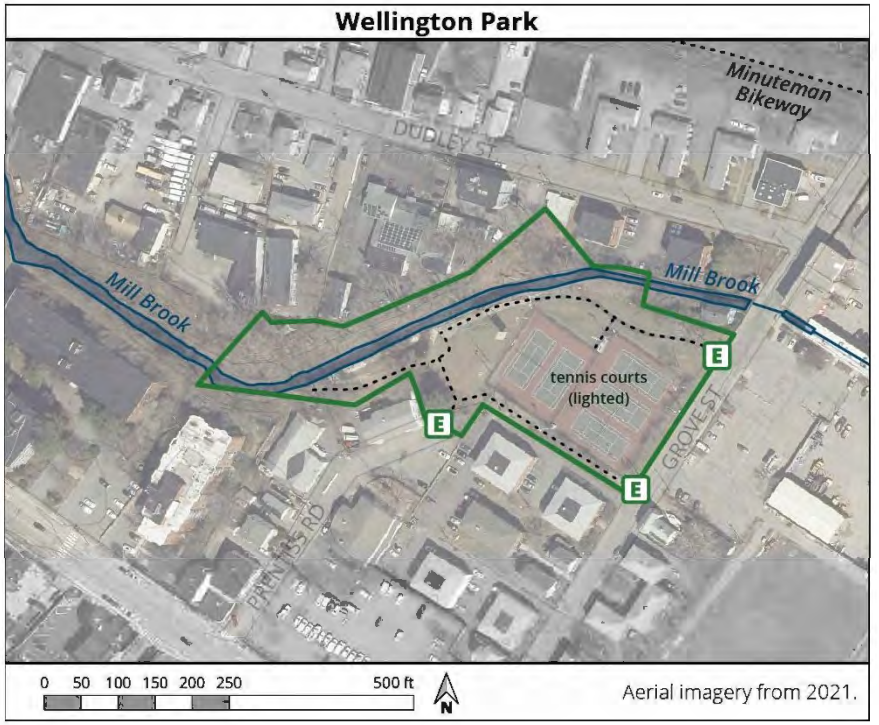


Wellington Park

The Ethel Wellington Park is located on Grove St. across from Arlington's Department of Public Works headquarters. The park has five lighted tennis courts, which were last renovated in 2011, and an adventure/ropes course that was installed with funds from a Carol M. White federal physical education grant to help promote health and wellness programs in the community.

Building off the 2019 Mill Brook Corridor Report and other planning efforts related to flooding concerns, the Town has made significant improvements to Wellington Park in conjunction with Mystic River Watershed Association (MyRWA) and its Greenways Initiative. The recently completed project includes a boardwalk, natural play area, accessible walkways, benches, educational signage, native plantings, and an engineered retention area for flood control. The work was funded by the CPA Committee, Community Development Block Grant (CDBG) funds, and other sources.

Size: 3 acres
Managing Agency/Owner: Park and Recreation Commission/Town of Arlington
Current Use: Active and passive recreation/Flood control



Whittemore Park and Uncle Sam Plaza

Whittemore Park

Whittemore Park, at the corner of Massachusetts Avenue and Mystic Street, was created when the Jefferson Cutter House was moved to the site in 1989. The park features a small section of railroad track remaining from a railroad line built in 1846. The site occupies an important crossroads of Arlington's central business district, the Civic Block and its cultural district. The park hosts community and art-related events throughout the year and the parking lot behind the site is used for the

seasonal Farmer's Market. The Jefferson Cutter House is home to the Cyrus Dallin Art Museum, the Cutter Gallery, and the Arlington Chamber of Commerce offices.

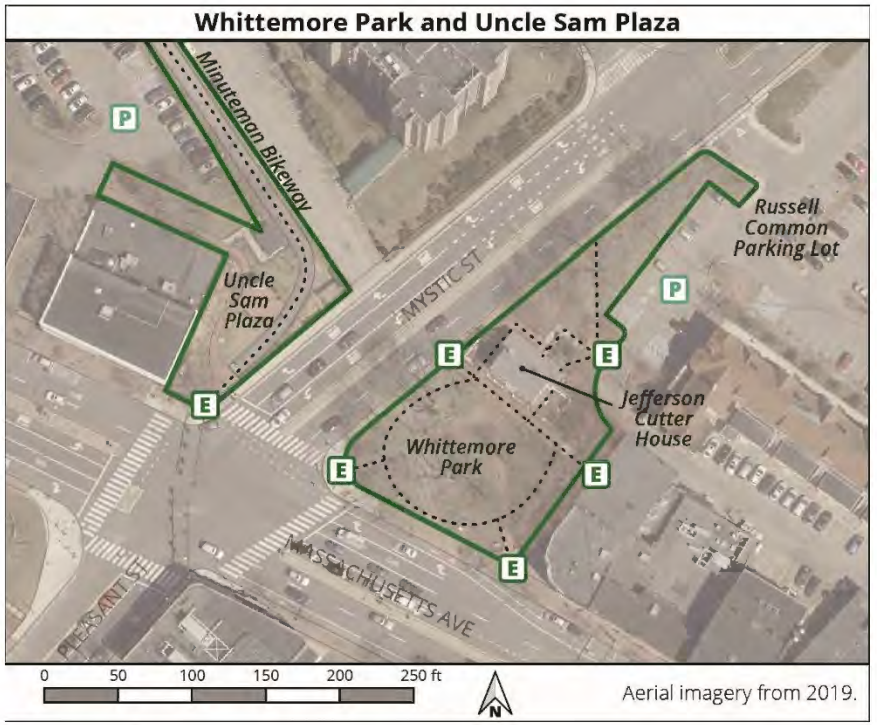
The current Whittemore Park Revitalization Project has two phases which will improve the landscape for passive recreation and civic functions. The planning process concluded in 2018 and Phase 1 renovations to the pathways and landscaping in front of the Cutter House were completed in September 2021. Phase 2 will provide new accessible pathways to the front and rear doors of the Cutter House, improvements to the rear stairway, new garden plantings and fencing. This work will begin in the spring of 2022. This project is supported by CPA, CDBG funds, and Town funding.

Size: .3 acres
Managing Agency/Owner: Town of Arlington
Current Use: Passive recreation/Historic preservation

Uncle Sam Plaza

Uncle Sam Plaza is located across Mystic Street from Whittemore Park, complementing the historic and civic park environment in the center of Arlington. The plaza honors Samuel (Uncle Sam) Wilson who was born nearby in 1766 and became famous as the personification of the United States. The monument was constructed in 1976 and restored in 2018. The restoration included treatment of both the bronze and stone components, as well as the application of protective coatings to the statue. The Minuteman Bikeway traverses the park, and the Arlington Visitor Center is located next to the statue. Numerous music and performance events are held in the park during the summer months.

Size: .25 acres
Managing Agency/Owner: Town of Arlington
Current Use: Passive recreation/Historic preservation



Window-On-The Mystic / Mystic Lakes

Window-On-The-Mystic is a three-acre waterfront parcel offering trails and views of the Upper Mystic Lake near the Winchester line. Arlington purchased this parcel in 1975 from private owners, with partial funding from CDBG funds and the Massachusetts Department of Natural Resources. Several Eagle Scout projects have made some access improvements to the site.

The Upper and Lower Mystic Lakes are glacial lakes that straddle the boundaries of Arlington, Winchester, and Medford. While there is ample access from the Mystic Valley Parkway along the northern shore in Medford and Winchester, most of the shoreline in Arlington abuts roadways or privately held land with developed house lots. The lakes have become known for seasonal sightings of Bald Eagles, Red-Tailed Hawks, Kestrels, and other raptors, as well as many species of ducks, shorebirds, and other fauna.

Window-On-The-Mystic

Size: 3 acres

Managing Agency/Owner: Conservation Commission/Town of Arlington

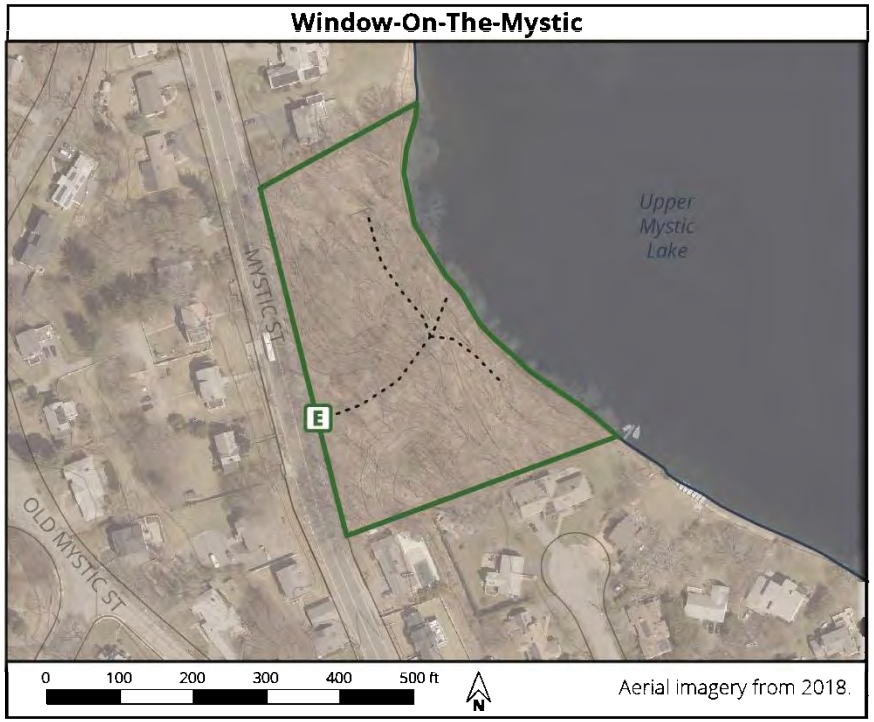
Current Use: Conservation/Passive recreation

Mystic Lakes

Size: 99 acres in Arlington

Managing Agency/Owner: Department of Conservation and Recreation/Commonwealth of Massachusetts

Current Use: Recreation/Conservation



3. Small Neighborhood Parks and Open Spaces

In addition to the larger open spaces, parks, and recreational resources describe above, Arlington has numerous smaller, diverse parks and open spaces distributed throughout town. These spaces provide residents with access to unique opportunities near where they live to take advantage of recreational resources, connect with nature, understand local history, and gather with neighbors. The sites are grouped into several categories: historic landscapes, school facilities and neighborhood parks, community gardens, small conservation areas, and streetscapes.

Historic Landscapes

Arlington's major historic sites are described in Section 4.F Scenic Resources and Unique Environments, but these small, isolated historic sites are also valued as green spaces in their neighborhoods.

The **Foot of the Rocks**, at the intersection of Massachusetts Avenue and Lowell Street, is a small park with markers to commemorate the Colonial Minutemen and British soldiers who fought and died nearby on April 19, 1775, the first day of the Revolutionary War. A granite water trough, now used as a planter, was donated by the Robbins sisters in memory of their brother Olney.

Monument Square, at the intersection of Broadway and Massachusetts Avenue, adjacent to the Central Fire Station, is a small park that hosts a Civil War Monument and Arlington Veterans Roll Call. The annual Veterans Day Parade ends here for a ceremony and placing of wreathes.

Park Circle Water Tower, located 377 feet above sea level next to Park Avenue in Arlington Heights, is owned and managed by the MWRA. The Town owns the 1.8 acres of open space surrounding the tower, which is planted with a variety of fruit trees and other vegetation. The metal water tank was built in 1921 and in 1924 the tank was enclosed by the 80-foot-high ornamental "Greek temple" designed by Arlington architect Frederic F. Low, with funds donated by the Robbins sisters.

Prince Hall Mystic Cemetery on Gardner Street in East Arlington is the site of the only Black Masonic Cemetery in the northeastern United States. Dedicated in 1864, it held members of the Prince Hall Grand Lodge F & AM, formed in 1776. Though much of the cemetery has since been developed, a geophysical survey of the site in 1988 found remains of the original gate and an obelisk. This site is part of the town-wide Archeological Reconnaissance Survey to be undertaken in 2022.

School Facilities and Neighborhood Parks

Arlington's public schools host a variety of neighborhood-based recreation opportunities that are open to all ages to enjoy.

Arlington High School on Massachusetts Avenue hosts a full range of sports facilities, including playing fields for football, baseball, soccer, and lacrosse, as well as basketball courts, track lanes, and several indoor gyms. When the new high school buildings and landscaping are completed in 2024, additional passive and active outdoor spaces will be made available.

Bishop School on Columbia Road has basketball courts, a softball/little league field, an open field area, a playground, a fenced school vegetable garden with outdoor classroom seating, and a pollinator garden with nearby picnic benches and outdoor sculptures.

Brackett School on Eastern Avenue has two playgrounds, a basketball area, and a small garden space. It is adjacent to Robbins Farm Park, which offers additional recreational facilities.

Dallin School and adjacent Florence Avenue Park on Florence Avenue have a softball/little league field, multi-purpose/soccer field, two playgrounds, a basketball practice area, a school garden, and a seasonal water sprinkler.

Gibbs School between Foster and Tufts Streets has two playground areas, a basketball court, and a large school garden area.



Bishop School field. Photo credit: Elisabeth Carr-Jones

Hardy School on Lake Street has two fenced playgrounds, a basketball court, a soccer court, a children's running track, and a small experimental garden.

Ottoson Middle School on Acton Street has a softball field, a multi-use field, and a vegetable garden with a plastic bottle greenhouse.

Peirce School on Park Avenue Extension has a basketball court, two playgrounds, a small school vegetable and herb garden with seating, and an open space with trees.

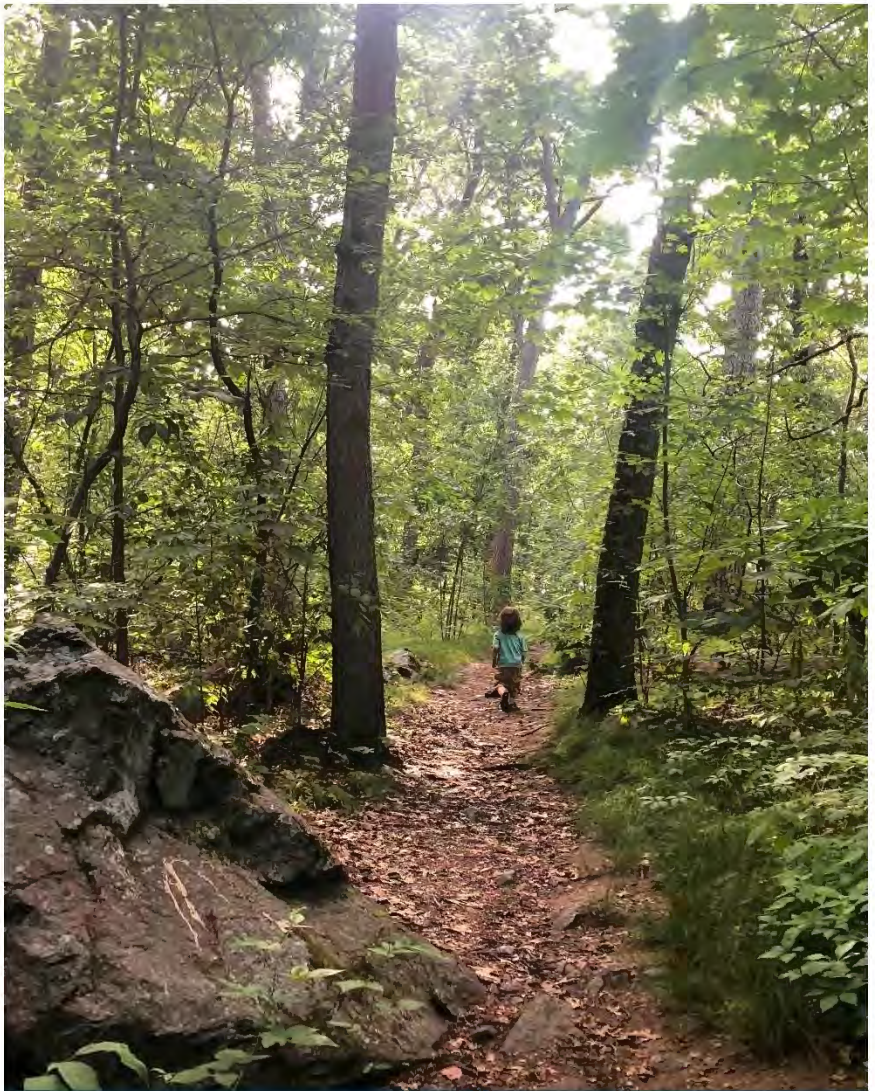
Stratton School and the adjacent Pheasant Avenue Park have a basketball court, paved and green space, some school garden areas, and a playground.

Thompson School has two playgrounds and a fenced school vegetable garden. The school is also adjacent to North Union Street Park and Lussiano Field.

Other open space and recreational resources are located on Town-owned land or are managed by Town departments and commissions.

Crosby School Park is a nearly four-acre property adjacent to the private Lesley Ellis School (previously the Town's Crosby School) between Oxford and Winter Streets. It has open spaces for field sports and a playground, four tennis courts, a tennis backboard, and a basketball court.

The Crusher Lot is a five-acre undeveloped Town property at the corner of Gray Street and Oakland



The Crusher Lot. Photo credit: Erin Fera

Avenue, adjacent to the Ottoson Middle School. This site hosts a mature stand of native and non-native trees, other vegetation, and wildlife, including foxes, squirrels, raccoons, owls, turkeys, and woodpeckers. Trails through the woods are used by students and others to get around the neighborhood and for afterschool programs. Historically this parcel was used as a source of gravel for street construction. It became known as the Crusher Lot because of the steam-powered stone crusher located there to create the gravel. The lot is across Oakland Avenue from the former home of Cyrus and Vittoria Dallin, who advocated for having the area preserved as open space after the gravel operation closed and the Junior High School West (now Ottoson Middle School) was built at the bottom of the hillside in 1921.

Hibbert Park is a half-acre property in Arlington Heights between Hibbert Street and Lancaster Road. This intimate neighborhood open space offers naturalistic playground structures nestled into a quiet setting with seating areas and mature trees.

Locke School Playground is a 0.2-acre playground space on Davis Road adjacent to the former Locke School, which is now condominiums. Buffered on one side by trees, it has terraced mulched and paved areas with playground equipment and picnic tables.



Hibbert Park. Photo credit: Elisabeth Carr-Jones

Parallel Park, a 1.2-acre parcel at the corner of Medford Street and Mystic Valley Parkway, is owned by DCR and leased to the Town. Flanked by majestic mature trees, this park includes separated playground areas, a basketball court, grassy open space, and shaded areas with benches and picnic tables. The park also provides another green link to the Mystic River Reservation.

Parmenter School Park on the corner of Irving and Academy Streets offers a playground and basketball court next to the Parmenter School, a Town property now rented to private educational organizations. The

playground is scheduled to be renovated and made ADA accessible in 2022-2023.

Reinhart Playground is a half-acre neighborhood park between School Street and Robbins Road adjacent to the former Cutter School, which is now condominiums. It has wooded and open areas with benches. The playground is a memorial to Nicole Reinhart, a cyclist who was killed while participating in the BMC Bike Race in Arlington.

Waldo Park is in East Arlington between Waldo Road and Teel Street, adjacent to St. Paul's Catholic Cemetery. This one-acre landscaped park has playground areas, a basketball court, seating areas, paved pathways, benches, and open green space encircled by trees.

Community Gardens

Community-based gardens sponsored by a variety of Town departments and private groups have become an important part of Arlington's open space fabric.

Arlington Community Orchard was established by HomeHarvest, a local company dedicated to edible landscapes, on land owned by the MWRA off Brattle Court. The orchard features 50+ fruit trees, hundreds of medicinal herbs, edible berries, custom sculptures,



Magnolia Community Garden. Photo credit: Allie Durak

picnic tables, and a social space for workshops and public enjoyment. The company hosts occasional workshops to show the types of regenerative agriculture possible in a public park context.

Magnolia Community Garden was rebuilt as a prominent feature of the Magnolia Park renovations in 2017. Engineered drainage in this flood-prone area further enhanced the 54 highly-sought-after garden allotment plots and related facilities available to Arlington residents through the Recreation Department.

The **colonial kitchen garden at the Jason Russell House** on the corner of Massachusetts Avenue and

Jason Street was designed and is maintained by the Arlington Garden Club. This annotated garden displays household culinary and medicinal plants typically found in a colonial kitchen garden in the mid-1700s. The garden area includes two historically accurate apple trees, and the Club uses the garden to educate the public about the uses of a colonial kitchen.

The **Mystic Charles Pollinator Pathways** group is a volunteer coalition of gardeners and native plant enthusiasts who promote and create more pollinator habitats in response to the significant declines in native pollinator species such as bees, butterflies, wasps, and moths. The group is mapping private and public pollinator gardens in the Mystic and Metrowest Charles River watershed communities to show existing resources and identify where more are needed. More than 30 private residential gardens and several Town-owned landscapes are included on the organization's online map.

Robbins Farm Learning Garden in Robbins Farm Park was created as an educational gardening resource for the community and to continue the agricultural tradition of the farm. This cooperative vegetable garden is part of Arlington Recreation and is run by a small active group who maintain the garden, along with informative and educational gardening websites.

The **Wildlife Habitat Garden** at the Arlington Reservoir is planted with native shrubs, grasses and wildflowers that provide shelter and food for a wide variety of wildlife, including rabbits, turtles, toads, birds, butterflies, bees, and dragonflies. Started in 2010 and maintained by the Reservoir Committee of Envision Arlington, the garden represents a collaboration with the Arlington Land Trust, Park and Recreation Commission, Department of Public Works, and residents.

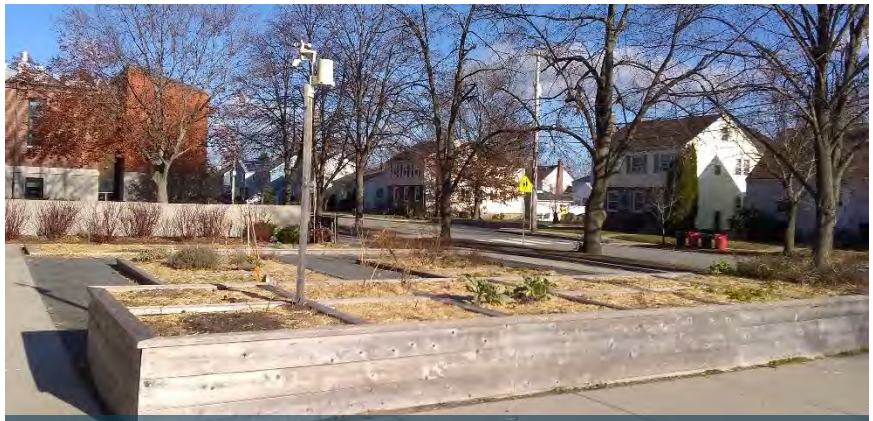


Robbins Farm Learning Garden. Photo credit: Alan Jones

Rain gardens are one of a variety of practices designed to treat polluted stormwater runoff and control localized flooding through ecological landscape design. These gardens have been planted

in or near Spy Pond Park, Wellington Park, Hurd Field, Scannell Field, and the CVS parking lot near the High School. Rain gardens have also been incorporated into several sidewalks in East Arlington through a collaborative project of the Town and MyRWA.

Arlington's neighborhood schools each host educational gardens. Many of these demonstration gardens have specific themes, developed with the guidance and support of the Arlington School Sustainability Coordinator. The gardens are part of a broad environmental and sustainability focus at the elementary, middle, and high school levels, recognized in the Arlington Public Schools receiving the 2018 U.S. Department of Education Green Ribbon School District Sustainability Award.



Gibbs School Garden. Photo credit: Elisabeth Carr-Jones

Small Conservation Areas

The Arlington Conservation Commission oversees more than 30 acres of conservation lands, including Mount Gilboa, Turkey Hill, Meadowbrook Park, Window on the Mystic, and Cooke's Hollow, which are described under Major Open Spaces and Recreational Resources above. The following small conservation parcels of less than one acre each are part of the Commission's holdings and/or are monitored by the Arlington Land Stewards program.

- Brattle Street, a U-shaped parcel surrounding 54 Brattle Street.
- Brand Street, including two parcels, left of 72 Brand and right of 36 Brand Street.
- Central Street, on the Adamian property at the end of Central Street.
- Concord Turnpike, between Scituate and Newport Streets, Concord Turnpike and Arlmont Streets.
- Forest Street, opposite the intersection with Dunster Lane at the Winchester town line.
- Hemlock Street, uphill from 5 Hemlock, near Arlington 360.
- Inverness Road, next to 36 Inverness.
- Kilsythe Road, an area landlocked behind 44 and 48 Kilsythe.
- Madison Avenue, adjacent to Mt. Gilboa lands.

- Mohawk Road, including two parcels at the intersection of Washington and Mohawk Streets.
- Park Avenue, at the rear of 53 Park Avenue.
- Philemon Street, on the south side of 32 Philemon St, with access to Whipple Hill lands in Lexington.
- Ridge Street, at the north end of the street.
- Rublee Street, at the intersection of Rublee and Udine, at the entrance to Sutherland Woods in East Lexington.
- Short Street, between 8 Short and 11 West Streets.
- Spring Street, across from 120 Spring Street.
- Stone Road, across from 24 Stone Road.
- Udine Street, on Lexington border.
- Water Street, an area with two benches north of the Minuteman Bikeway next to Buzzell Field.
- Woodside Lane, across from 26, 30, 34 Woodside Lane.

Streetscapes

Arlington hosts a variety of small landscapes and memorial sites throughout its commercial corridors. These spaces create interest and make an area more attractive.

Sidewalk Plazas and Street Parklets: During the COVID-19 pandemic, Arlington's Department of Planning and Community Development coordinated with many restaurants and other business owners to create seasonal outdoor seating options on adjacent sidewalks and roadways, primarily along Massachusetts Avenue and nearby streets in three business districts. The Medford Street parklet in Arlington Center was installed in fall 2020 and enhanced in 2021 with a MassDOT Shared Streets and Spaces grant. This pedestrian-friendly area offers outdoor seating and other furnishings, including an at-grade accessible parklet platform, solar-powered umbrellas featuring LED lights and phone chargers, and seasonal plantings. Because of their popularity, it is anticipated that these spaces will continue after the pandemic.

Traffic Island Gardens and Planters: With town support, the Arlington Garden Club coordinates the adoption of traffic islands and public planters by individual volunteer gardeners and nearby businesses. More than 60 islands and sidewalk planters are adopted and maintained each year. Some of the larger plantings are at Broadway Plaza, the intersection of Jason Street/ Mill Street/Massachusetts Avenue, and the Ridge Street Circle.

Veterans Memorials and Markers: The Town's Department of Veterans' Services documents 24 Memorial Plaques recognizing Arlington veterans on traffic islands and street corners throughout town. An online map designates these locations, as well as notations of three Revolutionary War markers along Massachusetts Avenue.

SECTION 6. COMMUNITY VISION

A. Description of Process

Arlington's community vision for its open space and recreation resources and the goals described below are derived from those of the 2015-2022 OSRP. The statement has been revised as a result of the values expressed by participants in the public engagement process described in Section 2, including public workshops and surveys. The Open Space Committee also considered broader goals recently articulated in a wide range of planning initiatives that complement open space and recreational planning in Arlington, including but not limited to the following documents:

- Connect Arlington (2021)
- Net Zero Action Plan (2021)
- Hazard Mitigation Plan (2020)
- Arlington Heights Neighborhood Action Plan (2019)
- Mill Brook Corridor Report (2019)
- Historic Preservation Survey Master Plan Final Report (2019)
- Arlington Reservoir Master Plan (2018)
- Arlington Tree Management Plan (2018)
- Arts and Culture Action Plan (2017)
- Community Resiliency Building/Municipal Vulnerability Preparedness (MVP) Workshop (2017)
- Arlington Master Plan (2015)
- Complete Streets Prioritization Plan (2016-2021, with update in process)

B. Statement of Open Space and Recreation Community Goals

Envision Arlington has adopted these Statements of Community Values, which also serve as the Town's overall open space and recreation community goals:

Community: We value Arlington's geographic neighborhoods, common interest groups, and the sense of community in our town. We value active and compassionate volunteers and programs delivering services in our community. We will be known for the vitality of our neighborhoods and as a community of people helping others.

The Environment and Sustainability: We value the physical beauty and natural habitats of our town – parks, ponds and wetlands, dramatic vistas, and tree-lined streets – as they contribute to the well-being of our community. Recognizing the fragility of

our natural resources, we must ensure that Arlington's residential areas, commercial centers, and infrastructures are developed in harmony with environmental concerns. We will be known for our commitment to the preservation of Arlington's beauty, limited open space and resources, as well as our place in the regional and global community.

Culture and Recreation: We value the many opportunities to meet, play, and grow in Arlington while treasuring and preserving our unique historical resources. Our social, cultural, artistic, historic, athletic, recreational, and other community groups strengthen ,own life. We will be known for the breadth and richness of our resources and activities available to Arlington residents.

Diversity, Equity, and Inclusion: We value the diversity of our population. Our,town's mix of ethnic, religious, and cultural backgrounds, as well as economic and personal circumstances, enriches us. We will be known for the warm welcome and respect we extend to all.

The fulfillment of the above community goals will make Arlington a more desirable and pleasant town to live in, work, and visit. Further, by bringing these community goals to fruition, Arlington's community may acquire a greater sense of awareness of and appreciation for the Town's open space and recreational resources.



Hardy School. Photo credit: Elisabeth Carr-Jones

SECTION 7. ANALYSIS OF NEEDS

To achieve its overall statement of open space and recreational goals in Section 6, the Town must understand the gaps and needs in the community. This analysis of needs takes into consideration several sources:

- Needs and values expressed by residents during the public engagement process, which included two public workshops, a community survey, and the 2020 Envision Arlington Annual Survey (see summaries in Appendix C).
- Interviews with Town staff and meetings with Town boards, commissions, and committees.
- Socioeconomic data trends.
- Environmental challenges identified in Section 4.
- Needs identified in past planning efforts and current initiatives that support the enhancement and protection of the Town's open space and recreational resources.

In addition to describing what is lacking in Arlington, the needs analysis points to where the Town is already working to meet challenges and identify additional solutions. As noted in the last bullet above, the Town has undertaken many initiatives that are aimed at improving the quality of life in Arlington. Many of these plans are highlighted below, and opportunities for making progress toward addressing Town needs are further articulated in Sections 8 and 9.

A. Summary of Natural Resource Protection Needs

This section focuses on protecting and improving the environmental integrity of natural resources on public and private lands. The Town's local regulations and policies are designed to protect these resources from the impacts of development and human activities. Additional discussion on this subject is provided in Section C on management needs below. A common thread throughout is greater environmental stewardship among Arlington residents and businesses, as discussed in the last subsection.

1. Water Resources

Arlington has been working for many years to improve the water quality of its rivers, streams, ponds, and wetlands. All are impacted by pollutants in runoff from streets and parking lots treated with salt and sand and from residential and business lawns treated with fertilizers and pesticides. These pollutants choke native

plants and allow invasive species to take over natural habitats.

Stormwater Management

The Town's Stormwater Management Program, bylaw, and standards are tools to ensure that new development and redevelopment are minimizing the runoff from their sites into nearby waterways. Standards could go even further to expand and diversify stormwater management approaches and require the use of more nature-based solutions (NBS) that filter pollutants in runoff, and also provide floodwater storage, green space, and other benefits to mitigate climate change.

Mill Brook

Mill Brook is identified by the Water Bodies Working Group of the Conservation Commission as being in poor condition with many long-standing water quality issues. The *Mill Brook Corridor Report* (2019) outlines ongoing priorities for the corridor, as well as near-, mid-, and long-term strategies that will improve water quality, increase public access and amenities, manage invasive species, stabilize the shoreline, mitigate flooding, and increase public awareness of this ecological and historical resource.

The corridor encompasses a mix of public and private ownership, which requires coordination and collaboration and could offer opportunities for property acquisition or conservation restrictions or easements. Arlington's Design Guidelines encourage private landowners to be partners with the Town in improving natural systems and increasing public access along the corridor.

Nature Based Solutions (NBS)

NBS are adaptation measures focused on the PROTECTION, RESTORATION, and/or MANAGEMENT of ecological systems to safeguard public health, provide clean air and water, increase natural hazard resilience, and sequester carbon. Incorporating NBS in local planning and design projects produces long-term solutions that benefit human and natural systems.

- Massachusetts Municipal Vulnerability Preparedness Program

At Wellington Park, the Mystic River Watershed Association (MyRWA) and the Town were able to use Community Preservation Act (CPA) funds and a Municipal Vulnerability Preparedness (MVP) Program Action Grant to begin implementing the recommendations of the Corridor Report. The project enhanced access to a half-acre of the park that had been overgrown with invasive species, built a new

boardwalk, porous pathways, and seating areas that allowed access to the brook, and installed additional native plantings and nature-based flood protection measures to help capture localized flooding in the area. The Town should continue to look for other opportunities that help meet the larger vision for the Corridor.

Spy Pond

Spy Pond is another high-priority water body for the Water Bodies Working Group of the Conservation Commission. It is impacted by erosion of its shoreline and sedimentation from stormwater runoff, wave and ice action, and high recreational use on its banks. It is also impacted by invasive species. The Town is moving forward with the Spy Pond Edge and Erosion Control Project that includes shoreline stabilization, invasive species treatment and removal, and revegetation of banks of Town-owned property along the pond. The Spy Pond Committee annually prepares an educational flyer about the hazards of fertilizer use, which is distributed to residences around Spy Pond and other water bodies. The Town will continue monitoring to ensure Spy Pond is meeting recreational and environmental objectives.

Arlington Reservoir

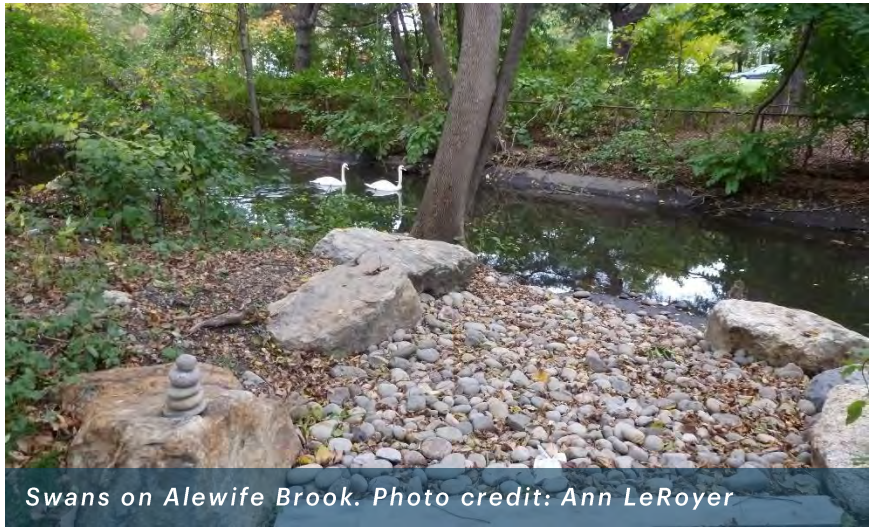
The *Arlington Reservoir Master Plan* (2018) is the guiding document to improve environmental health and recreational amenities at The Res. Recent upgrades and site improvements include a new filtration and UV system at the pump house, pump replacement, and building improvements. The Town continues implementation of the Master Plan to address water quality, erosion control/bank stabilization, invasive species management, and accessibility.

Mystic River, Mystic Lakes, and Alewife Brook

These waterbodies are shared with neighboring communities and the Massachusetts Department of Conservation and Recreation (DCR). In its annual report card, the MyRWA gave the Mystic River a good water quality rating of B+ and Upper and Lower Mystic Lakes an A; however, Alewife Brook continues to maintain a poor grade of D (see Table 4-3). Recent projects in Arlington include the installation of NBS such as rain gardens and improved stormwater management infrastructure in East Arlington.

Somerville and Cambridge are serviced by combined stormwater and sewer systems, and during heavy storm events the system discharges polluted water through combined sewer overflow (CSO) outfalls into Alewife Brook, which affects several East Arlington neighborhoods. As directed by the Massachusetts Department of Environmental Protection (MassDEP), the cities are taking action to implement control measures at the CSOs to improve water quality. The Town continues to advocate for removal of the CSOs and to

monitor progress. The poor grade of D in Alewife Brook is based on bacteria contamination; therefore, removal of CSOs would greatly enhance the health of the brook.



Swans on Alewife Brook. Photo credit: Ann LeRoyer

2. Wooded Areas and Trees

The presence of trees in urban settings has been found to provide positive psychological and social impacts, including stress relief, as well as important environmental and economic benefits:

- Reduce surface water runoff and soil erosion
- Mitigate urban heat island effects
- Absorb air and water pollution and associated health benefits
- Reduce surface wind speeds
- Minimize noise
- Create wildlife habitat
- Enhance property values
- Climate change mitigation and resilience through carbon sequestration and carbon dioxide uptake

The Town has taken steps towards managing its wooded conservation areas and increasing the tree canopy species diversity to achieve these benefits. While respondents to the Community Survey felt the Town was doing a good job in protecting trees, many agreed more needs to be done to build on this effort.

Wooded Areas on Town Properties

Small, wooded lots owned by the Town should be evaluated for forestry management needs. Of greatest concern are invasive species, which have proliferated throughout Arlington (e.g., Norway Maple, Japanese Knotweed, Garlic Mustard, Asiatic Bittersweet). Site-specific management plans for parks and conservation areas noted under Section C can include alternative forestry management components to ensure a healthy forest system with diversified species. Sites that could benefit from better resource management include Menotomy Rocks Park, Turkey Hill, Hill's Hill, and the Crusher Lot at the Ottoson Middle School.

Public Shade Trees

The *Arlington Tree Management Plan* continues to guide the planting, replacement, and removal of public trees

at the Town's schools, parks, cemeteries, and other public spaces and along local streets. The plan was developed based on the tree inventory and assessment conducted in 2017 and includes a summary of the findings. Overall goals of the plan are to:

- Increase the town's tree canopy by replenishing trees along Town streets.
- Continue planting initiatives on public parks, fields, schools, and other open spaces.
- Encourage residents to plant trees on private property.

The majority of new trees will be native species. The Tree Department of the Department of Public Works is responsible for implementation of the management plan, including overall maintenance and plantings of trees on Town properties as well as trees planted by the Massachusetts Department of Transportation (MassDOT).

The Town has a goal of planting 300 trees annually (on average, 150 to 200 are removed annually), with a goal of a net increase of 2,000 trees in 20 years. The long-term management of these new trees to ensure their survival remains a challenge. Staffing and other resources are needed to install new plantings, address hazardous trees, and implement routine upkeep and maintenance. The existing inventory is a great resource, but an overall data management system should be developed to update the inventory as work is completed. Additionally, a schedule should be established to outline needs for tree maintenance on a yearly or multi-year cycle. The Arlington Tree Committee does outreach to residents and business owners to help with watering of newly planted street trees, along with other educational projects.



Tree planting in 2021. Photo credit: Town of Arlington

Private Trees

The Arlington Tree Committee notes that more education is needed to help private property owners and developers understand the importance of protecting mature trees, planting new trees to expand the tree canopy, replacing older trees in poor condition, and using native species. Outreach to developers and the public is also noted below in Section C.

3. Wildlife Habitats and Corridors

Protecting and enhancing wildlife habitat strengthens biodiversity, which is important to support healthy ecosystems, but past development in Arlington has resulted in habitat loss, altered natural processes such as stream flow, and cut off travel corridors for wildlife.

Arlington has initiatives in place that, while focused on meeting other objectives, will also support reestablishing habitat, natural processes, and wildlife corridors, particularly around the Town's water resources as discussed earlier. These projects are improving aquatic habitat through invasive species management, use of NBS to filter pollutants, and shoreline stabilization. For example, efforts along the Mill Brook Corridor will not only improve water quality but also reestablish a natural floodplain along its banks, creating space for wildlife passage and protecting downstream property by slowing floodwaters during storms. Other existing corridors include the Minuteman Bikeway and Alewife Brook Reservation/Mystic River Reservation.

Acquiring land for wildlife habitat is limited in Arlington. However, there may be opportunities to protect some small parcels, through acquisition, conservation restrictions, or other means, to support the work being done to improve and protect the Town's natural resources. For example, the Town may want to evaluate and consider ways to connect existing conservation areas, open spaces, and recreational resources with "green corridors" to support wildlife passage and create connections for pedestrians, such as along Mill Brook and at Spy Pond and Cooke's Hollow. Other types of green infrastructure and habitats that are being explored are rain gardens, pollinator pathways, and meadow areas to attract insects and small wildlife.

Biodiversity refers to the variety of life and the natural processes that sustain life, such as water, nutrient, and energy cycling.

- MassWildlife

4. Environmental Stewardship

The Town and its partners lead local efforts to protect Arlington's natural resources, such as the Conservation Commission's Land Stewards Program. However, it is important to empower residents and businesses to recognize their own roles as well. Personal choices can have a collective, positive impact. The Town has hosted EcoWeek and EcoFest to engage and educate residents about local environmental issues and projects. Other outreach events could include demonstrations and trainings on do-it-yourself sustainability projects, such as using native and pollinator plants, environment-friendly gardening and lawn care best practices to reduce fertilizer and pesticide use, and water conservation strategies.

These efforts should also be linked with the larger community goal of reducing the town's collective carbon footprint and being more resilient. The Town should promote projects to show their multiple benefits, not only improving the natural environment but also helping the community adapt to and mitigate the impacts of climate change. Collaboration with the Clean Energy Future Committee and its implementation of the *Net Zero Action Plan* can focus on energy efficiency and reduction, for example. This can be further supported by the implementation of *Connect Arlington*, the Town's 20-year transportation plan, which focuses on building connections for walking, biking, and taking transit instead of driving to get around and through Arlington.



Clean up at The Crusher Lot. Photo credit: Lindsay Bronstein

B. Summary of Community Needs

This section focuses on the needs of residents to experience nature and have access to active recreational opportunities. Overall, attendees at the public workshops and respondents to the Community Survey felt Arlington offers a good variety of recreational amenities, including playgrounds and playing fields, as well as formal and informal programming. However, some residents' needs are not being met, and the Town needs to look for ways to improve access, use, and management of resources.

1. Safe Walking and Biking Paths and Connections

Walkable and bikeable neighborhoods have health, environmental, and financial benefits, making it easier to get around and fostering a greater sense of community. Walking and biking are more than just recreational activities and can be the primary way to do daily activities, like shopping, going to school, or commuting to work. Connecting destinations with walking and biking networks and getting people out of their cars minimizes greenhouse gas emissions and supports the Town's goal to be more resilient to climate impacts. Having these options for residents promotes healthy choices as well.

Walkable and bikeable neighborhoods need to be safe and accessible, and this is a top priority for Arlington residents. The Town has existing plans and initiatives in place to help address connection gaps, safety concerns, and lack of amenities. As mentioned earlier, Connect Arlington focuses on increasing multi-modal opportunities in town, and outlines detailed strategies to address safety, access, and efficiency of walking, biking, and transit use.

The Town has applied for and received funds from MassDOT's Safe Routes to School Project to improve access for students to walk and bike safely. For example, Arlington's current project at Stratton Elementary School will provide a fully accessible walking route with safe roadway crossings along Hemlock Street between Brattle Street and Dickson Avenue, along Dickson Avenue between Hemlock Street and Mountain Avenue, and along Mountain Avenue to Wheeler Lane.

Finally, the Town's Complete Streets Policy guides decision makers on implementing street designs that consider all modes: walking, biking, car, and transit. Any new street or redesign of an existing street must consider access for all users. Building on these projects, the OSRP prioritizes safe access and connections to its conservation areas, public open spaces, and recreational amenities, particularly from local neighborhoods.

Minuteman Bikeway

The Minuteman Bikeway is a valued resource, but access and connections to it raised significant concerns from some residents who felt the Bikeway is too crowded and dangerous for walkers. Some suggested widening the path to separate walkers and cyclists, using better signage about safety, and more lighting. The Bikeway also has limited access points, concentrated where the path crosses a street. More access points and designs that are accessible for people with disabilities are

needed. Specific areas in need of improvement (from east to west) included:

- Massachusetts Avenue at Kickstand Café
- Near Arlington High School
- Grove Street
- Near "The Bike Stop"
- Brattle Street
- Ryder Street
- Bow Street
- Near Park Avenue

New access points to the Bikeway were suggested at Margaret Street (instead of going through the Thorndike Field parking lot) and between Forest Street and Brattle Street.

More direct, safer connections between neighborhoods and the Bikeway are also needed. Residents see the need for more maintenance along the Bikeway, including addressing pavement condition (potholes and cracks) and invasive species.

The Town is undertaking two current efforts relative to the Bikeway. One feasibility project, started in early 2022, is exploring preliminary scenarios to create a connection from the Mystic River Path along the Mystic Valley Parkway to the Bikeway near Arlington Center. A second effort, the Minuteman Bikeway Planning Study, began in September 2021 to help address safety and connectivity by identifying community goals and priorities and describing an implementation plan for improvements to the Bikeway. The plan will prioritize a series of infrastructure upgrades and include corresponding conceptual designs with estimated costs.

2. Environmental Equity

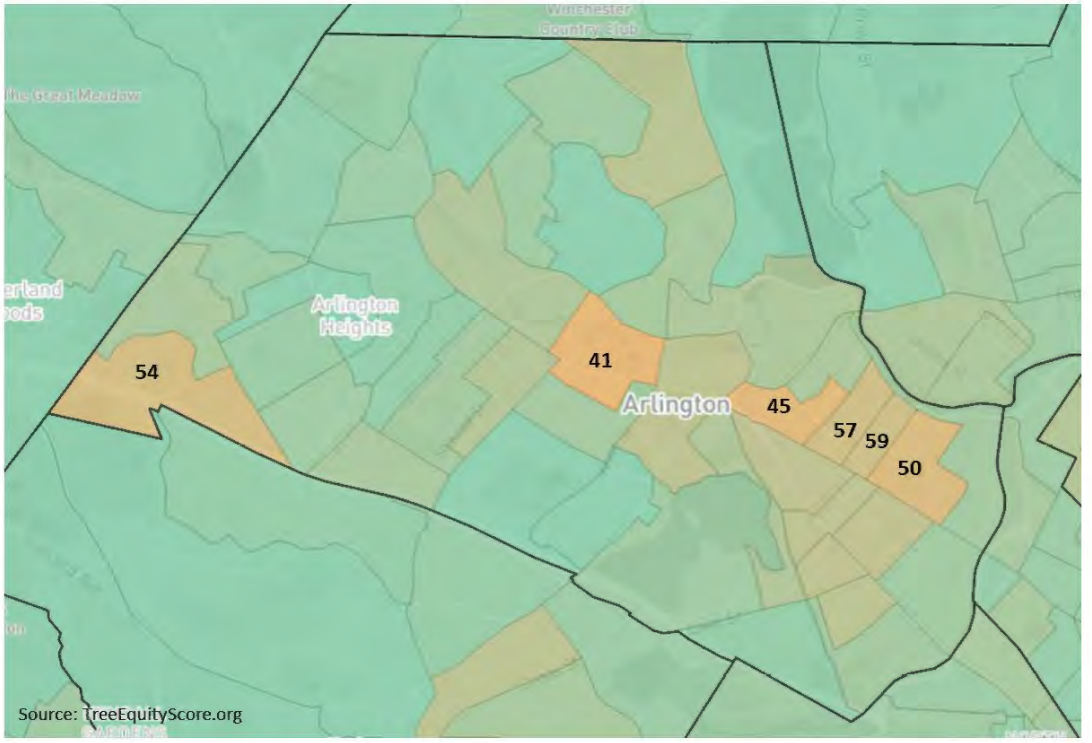
Open space and recreation planning with an equity lens seeks to ensure that all residents have access to a healthy environment, open space, and recreational amenities and opportunities, particularly in neighborhoods with predominately lower income populations and communities of color. These residents have historically been left out of the decision making and planning process and often lack amenities in their neighborhoods and overall access to resources. These neighborhoods have also been historically burdened by land use decisions that result in degraded water quality, air pollution, and other adverse environmental impacts. By focusing on these areas, Arlington can learn about residents' experiences and make more equitable decisions going forward.

Map 4-4 indicates which areas of Arlington are considered Environmental Justice (EJ) communities, as defined by the Massachusetts EJ Policy and by U.S. Census Block Groups with lower income households eligible for Community Development Block Grant

(CDBG) funds. The overlap of these two criteria highlights priorities for evaluating access to resources and identifies neighborhoods that may be lacking opportunities. The map indicates that most of the people living in areas meeting both criteria have park space within their neighborhood or could walk to one in five to ten minutes (about one quarter mile). However, during the public engagement process, some residents noted that there are areas of Arlington that do not have easy access to a variety of parks or facilities. More targeted engagement is needed to understand specific neighborhood concerns and whether or not current resources are fulfilling neighborhood needs.

These neighborhoods also tend to have lower Tree Equity scores. American Forests defines Tree Equity as "having enough trees so all people experience the health, economic, and other benefits that trees provide." The Tree Equity Score is a tool to help identify areas in Arlington that lack access to the benefits of trees. The score is derived from tree canopy cover, climate, and socioeconomic data. These metrics are combined into a single score between 0 and 100. A score of 100 means that a neighborhood has achieved Tree Equity. Tree Equity Scores vary across Arlington, but lower scores are concentrated along Massachusetts Avenue and Broadway, corresponding to identified EJ neighborhoods and CDBG eligible Census Blocks.[4] Map 7-1 below shows those areas with the lowest scores that should be prioritized for new tree plantings.

Map 7-1. Arlington's Tree Equity Score



[4] https://www.treeequityscore.org/map/#12.68/42.41719/-71.16274

3. New Resources, Amenities, and Opportunities

Through the public engagement process, new resources and amenities were requested to expand upon available opportunities in Town. Ideas ranged from new fields to accommodate team sports to more flexible spaces at the neighborhood level.

Recreational Facilities and Programming

Overall, residents feel the Town offers a good variety of playgrounds, playing fields, and recreational programming. With that said, some expressed a need for more types of playing fields, citing an increasing interest in soccer and lacrosse while the popularity of baseball and softball is declining. Field programming should reflect this trend. Volleyball fields and outdoor exercise and fitness parks were also recommended for new field uses. The Town should also explore opportunities for accommodating the growing popularity of pickleball and mountain biking.

Some residents commented that existing fields are allocated for organized team sports, leaving limited space for unorganized activities such as frisbee or "pickup" games. They are looking for more flexible spaces for unprogrammed and unstructured sports and events, including sports fields, open areas, indoor activity spaces and other facilities for all ages. Special attention needs to be paid to outdoor activities directed to senior citizens, such as chess and checkers tables and regular exercise or yoga sessions, walking groups, and other such programs.

Some residents expressed concern about the scheduling of upkeep and maintenance of playgrounds, which is discussed in more detail under Section C. Summary of Management Needs and Potential Change of Use. They are looking for more modern, accessible equipment, including amenities that provide shade and shelter. Residents also noted a lack of play spaces for older children. A similar observation is made in the assessment of the Town's playgrounds by Playground Inspections of New England, LLC (November 2019). It notes that playgrounds vary in play opportunities for two-to-five-year-olds and five-to-12-year-olds, and that the Town should consider age appropriateness when playground and play area improvements are planned in the future.

New Public Spaces, Amenities, and Opportunities

Input from all stakeholders and residents on the types of new public spaces, programming, and amenities that could be offered in Arlington was diverse. As the Town explores these ideas, it will be important to ensure any use proposed on a site currently designated as protected open space or for recreation is allowed under

the Zoning Bylaw, Article 97, and other measures protecting and regulating site uses.

Non-traditional kinds of open spaces, such as more pocket parks, streetscapes, community gardens, and landscaping, can have multiple benefits, such as improving aesthetics, reducing pavement, and adding a neighborhood gathering place. Opportunities for these strategies can be made within wider road rights-of-way, on small town-owned vacant lots, or by finding private property owners to dedicate portions of their land for installations. The latter may not have to allow public access, but the added trees, landscaping, or plantings can still contribute to the quality of the neighborhood.

Many residents advocated for an indoor or outdoor swimming facility to supplement the seasonal beach at the Arlington Reservoir and the indoor pool at the private Boys and Girls Club. Some respondents noted the cost of such a facility could be prohibitive and should be considered against other needs of the Town.

Residents overall have mixed reactions to dog parks. Some residents like the Town's current dog park next to Thorndike Field in East Arlington, and some advocated for additional spaces to allow dogs off leash. Others call for more dog waste bag receptacles and trash bins and for more enforcement of leash requirements in Town parks to encourage dog owners to control and clean up after their pets.



Dog park at Thorndike. Photo credit: Sue Doctrow

Residents want to make better connections between the Town's historic and cultural resources and its conservation, open space, and recreational areas. Incorporating events around the arts or historical happenings can increase activities in these areas and bring residents together in shared public art and performance experiences.

Finally, consistent signage and wayfinding among Town resources can improve accessibility and knowledge about these sites. A signage program could be part of a larger town-wide effort that links conservation areas, recreational facilities, historic sites, and other public spaces. Kiosks and boards could describe site-specific information and educate visitors about the area. To be more accessible to a broader audience, information should be available in multiple languages. Apps for smartphones are a simple way to provide translations. Signage should also be accessible for people with disabilities and designed with tactile, braille, and larger print options.

4. Targeted Populations

To ensure that the Town is inclusive with its planning for open spaces and recreational resources, the Open Space and Recreation Plan (OSRP) focuses on the needs of specific populations in the community.

People with Disabilities

Identifying and removing barriers at Town-owned conservation areas, recreational facilities, and other public spaces are an integral part of this OSRP, which focuses on properties managed by the Park and Recreation Commission and the Conservation Commission. The Arlington Disability Commission was consulted to understand concerns and priorities for

Accessible Design **describes a site, building, facility, or portion thereof that complies with the minimum accessibility standards as set forth under the Americans with Disabilities Act (ADA), Architectural Barriers Act, or local building code. Accessible Design has the distinct purpose of meeting the environmental and communication needs of the functional limitations of people with disabilities. Accessible design aims at minimum requirements to achieve usability.**

Universal Design **is the design of products and environments to be usable by all people, to the greatest extent possible, without the need for adaptation or specialized design (Center for Universal Design, 1997). The term Universal Design was first coined by architect and advocate Ron Mace, who was the Director of the Center for Universal Design at North Carolina State University. While Accessible Design is focused on the needs of people with disabilities, Universal Design considers the wide spectrum of human abilities. It aims to exceed minimum standards to meet the needs of the greatest number of people.**

- **National Center for Accessibility, Indiana University, Bloomington**

http://www.ncaonline.org/resources/articles/playground-universaldesign.shtml

improvements from the disability community. They acknowledged the work done to date by the Town to remove barriers and offered an extensive "wish list" for consideration (see Appendix D). The list includes a range of short- and long-term projects at conservation areas, recreational facilities, and other public open spaces to diversify and increase opportunities for people of all ages with disabilities. Some examples are:

- Offering adaptive equipment for rent on the Minuteman Bikeway (trikes, hand cycles, tandem cycles, etc.) and for kayaking (outriggers, adaptive paddles/paddle holders, etc.).
- Providing storage for adaptive bikes along the Bikeway and at parks and other open spaces.
- Increasing accessible access for riders with disabilities on the Bikeway.
- Installing better signage and maps, including tactile, braille, and larger print versions.
- Increasing handicap parking spots and their visibility.
- Adding accessible seating, including benches and picnic tables.
- Creating more accessible paths.



ADA improvements at Ed Burns Arena. Photo credit: Town of Arlington

It is widely recognized that the Town needs to adapt more playgrounds with accessible equipment and structures for children with disabilities and special needs. Renovating playgrounds, and all parks, using the principles of universal design expands opportunities for all ages and abilities, regardless of experience, knowledge, or language.

The following evaluations are used by the Town to prioritize improvements to address accessibility barriers:

Conservation Commission Self Evaluation and Transition Plan (2022): Self-evaluation of the sites it manages, updating the evaluation done for the 2015 OSRP with noted improvements (see Appendix D and Open Space and Recreational Resource Inventory in Appendix B).

Field and Playground Feasibility Study (2021): Evaluation of 13 selected athletic fields and playgrounds that assessed existing conditions and developed recommendations to address issues associated with drainage, safety, turf, walkways, seating, and other amenities, including ways to enhance a site's ADA accessibility. Prepared by Stantec Planning and Landscape Architecture P.C.

ADA Self-Evaluation and Transition Plan (2019): Evaluation to assess the current level of Americans with Disabilities Act (ADA) compliance in programs, services, and activities and Town-owned facilities, which included four public safety buildings, 12 public school facilities, two libraries, two facilities managed by the Arlington Redevelopment Board, one cemetery building, one Recreation Department facility, and five Town-owned buildings. Prepared by the Institute for Human Centered Design. Not all these facilities are relevant to the OSRP.

Aging Population

Community programs for seniors provide personal and health benefits, allowing them to stay physically and socially active. The Arlington Council on Aging (COA) offers diverse social services, programs, and activities for the Town's older residents, including health care support, transportation, and financial assistance. Fitness programs include a weekly walking group, yoga, and other exercise classes. During the COVID-19 pandemic, the COA was able to transition to virtual programming and develop "at-home" classes. Currently, the former Senior Center is undergoing major renovations and will reopen in 2022 as the Arlington Community Center with expanded programs and facilities.

The COA is developing an Age-Friendly Community Action Plan,[5] which focuses on creating a place where people of all ages are supported and are able to have a good quality of life. Outcomes of the plan will be policies and programs that result in walkable neighborhoods, transportation options, access to key services, opportunities to engage in community activities, and affordable housing options, all of which align with other initiatives the Town is undertaking. Accessible open spaces and recreational opportunities are also integral to an age-friendly community. The Town anticipates its population over the age of 65 will

[5] https://www.aarp.org/livable-communities/network-age-friendly-communities/

continue to increase. It is important to maintain a diversity of programs and activities that meet the needs and interests of this broader audience.

Youth and Teens

Creating recreational programs and activities for the Town's teens are an opportunity to promote youth development and show them they are valued in the community.[6] Activities allow young people to foster positive social relationships with adults and other youth, learn conflict resolution, and value civic engagement.

Many residents expressed the need for dedicated spaces and programming for tweens and teens that are not sports or team oriented. The skate park at McClennen Park is a great amenity but is a very specific use that may not appeal to all teens. Some would like to see a new community center that is fully multigenerational and could incorporate opportunities for teen activities along with a new swimming facility.

5. The Impacts of the Pandemic

All residents were impacted by the COVID-19 pandemic starting in 2020, but certain members were more at risk, including people 65 years and older, those with chronic health conditions like asthma, diabetes, obesity, and heart disease, and those struggling with mental health issues. Lower income residents, communities of color, and persons with disabilities were also more likely to experience hardships as a result of the pandemic. The inequities of these impacts arise from many existing socioeconomic conditions, particularly barriers to accessing health care, quality housing, healthy foods, and quality open space and recreational opportunities, among others. During the early months of the pandemic, Executive Orders from the Governor closed essential businesses and places to the public, including state and local parks and recreational areas. Recognizing the importance of these resources for physical and mental wellbeing, residents still sought out opportunities to be active and be in natural settings.

Even while the impact of the pandemic waxes and wanes, there is opportunity to look at open space and recreational planning with a new lens and consider a possible "new normal." It also allows the Town to reflect on lessons learned and areas for improvement. Some questions to consider:

- How well did the Town keep programming and services available to residents while ensuring public health and safety during situations that warrant social distancing?

[6] https://www.nrpa.org/globalassets/research/witt-caldwell-full-research-paper.pdf

- How can the Town continue to engage residents, particularly those that are most vulnerable and struggle in social isolation?
- How did Arlington make its parks and public spaces safe when social distancing was required?
- How should the town design future parks and spaces with these situations in mind?

The National Recreation and Park Association discusses these issues and challenges recreation professions to be creative and innovative while ensuring equitable access for all residents.[7] Arlington can work with its regional partners to share ideas, lessons learned, and resources. Advocating for parks and recreational areas as essential for overall community public health should be discussed.

C. Summary of Management Needs and Potential Change of Use

This section focuses on the needs of Town staff and local boards and committees to manage and maintain the Town's open spaces and recreational resources. These needs include, but are not limited to, financial resources, technical assistance, staffing capacity, and regulations and policies to guide decision makers. They could also address potential changes of use to meet open space and recreation goals.

1. Infill Development and Redevelopment

As a community with limited undeveloped land, infill development and redevelopment are the primary ways Arlington meets growing demands for more affordable housing and economic development. Even with this pressure, the Town must balance development with natural resource protection needs, resilience goals, and quality of life in Arlington. To the greatest extent practical, existing mature trees and native vegetation on a site should be maintained. Further, integrating new design features that enhance these natural areas and add open spaces into the site design can benefit future residents and those living in the neighborhood. Examples of what this looks like include:

- Walking and biking connections between development projects and nearby conservation areas, recreational facilities, and public spaces.
- NBS to manage stormwater and contribute to landscaping design.
- Meaningful public spaces within the development that have benches, tables, or other seating, landscaping, and shade trees.

[7] https://www.nrpa.org/our-work/Three-Pillars/health-wellness/coronavirus-disease-2019/

The Town has existing bylaws and policies in place to protect a site's significant vegetation, such as for development that goes through the Environmental Design Review (EDR) process (see Section 3.D. Development Patterns and Trends). Projects that fall under Title V Article 16 Tree Protection and Preservation of the Town's Bylaws must protect trees with a certain diameter and height. If they are to be removed, a Tree Plan must be developed and approved by the Town's Tree Warden and payment made to the Tree Fund for the planting of public shade trees to compensate for the loss of trees. Meeting stormwater management requirements also requires a development to maintain and enhance natural features of a site. The Town's Design Standards for commercial corridors also encourage the inclusion of rain gardens, mature trees, and other forms of green infrastructure in the public realm of a development as well as linking sites with nearby amenities. These standards are a resource for the Redevelopment Board as part of their review of Special Permits.

Looking ahead, the Town should review recent infill and redevelopment projects and measure the natural resource benefits achieved through their design. A review might identify progress on improvements to resources and sites, as well as any missed opportunities to add amenities. For example, there may be opportunities to amend bylaws or policies to look at developments that should include NBS in their design, or to "require" over "encourage" the use of NBS for stormwater management in all development. For higher-density development that may not be able to accommodate open or public space on site, the Town might want to consider other options. For example, it could prioritize investments in walking and biking connections to nearby parks or recreation amenities.

Whether the Town requires these amenities or encourages them through incentives, it must clearly articulate to the public, property owners, and decision makers why natural features are important in infill and redevelopment project design. The environmental, economic, and social benefits meet so many community needs. They are also key in adapting to and mitigating the impacts of natural hazards and climate change, specifically reaching multiple goals stated in Arlington's Net Zero Action Plan and addressing priorities of the Community Resilience Building Workshop, among other plans and projects.

2. Improvements, Maintenance, and Upkeep of Resources

Maintaining high quality park and recreation amenities and services to all residents is a challenge for all communities. Conservation areas, recreational facilities, and other public spaces in Arlington are diverse and at

times require different resources and equipment for their upkeep. The Department of Public Works, School Department, and Recreation Department all work together, but are guided by several committees, including the Conservation Commission, Open Space Committee, School Committee, Park and Recreation Commission, Arlington Redevelopment Board, and Select Board. The Town has begun a process to develop a town-wide Public Land Management Plan, which would encompass all Town-owned land assets, including recreation facilities, water bodies, conservation areas, and historic sites. The plan would create a larger vision around the management of these properties to better utilize and manage these resources. While this larger plan is in development, there remain specific needs at recreational facilities and conservation areas.

Recreation Areas

Key needs for recreation facilities focus on regular maintenance, staffing, coordination, and funding. Several long-standing issues are associated with maintenance and upkeep of facilities. One relates to addressing immediate complaints and the availability of staff. Department of Public Works staff perform maintenance at all Town properties, including parks, schools, athletic fields, and playgrounds. A complaint about an issue at a park or playground typically is made to the Recreation Department, which in turn reaches out to the Department of Public Works. The two departments work together to resolve the complaint, but there are times when it is not always clear who will respond to a complaint. There is always room for improvement in the communication between the departments and the public.



Buck Field Playground. Photo credit: Ann LeRoyer

During the warmer months, the Town's parks and conservation areas are used more intensely and demand increased attention to general site clean-up, turf and landscaping maintenance, and other needs. During the COVID-19 pandemic in 2020 and 2021, park use increased dramatically and put further strain on these

resources, requiring more time and effort from existing Public Works staff. At times, it would take longer to fix equipment or address complaints. Residents continue to appreciate the public health benefits of parks and demand will likely continue to be high. Meeting these demands could strain staff and resources.

A larger issue around upkeep focuses on long-term maintenance. Several responses to the Community Survey noted that playgrounds need to be updated before they are in major disrepair and cannot be used because of safety concerns. Of note were those at Menotomy Rocks Park, Brackett School, Robbins Farm Park, Peirce School, Poet's Corner, and Cutter School. Other people commented that many fields need drainage improvements and new turf, such as Hill's Hill, Crosby School, Peirce School, and Ottoson Middle School soccer fields.

Through a collaboration between the Department of Public Works and the Recreation Department, the Town needs a regular maintenance schedule that prioritizes the replacement and updating of recreational equipment and/or amenities. The Town has made a lot of investments in its parks, playgrounds, and ballfields in recent years. Long-term care and upkeep will ensure these facilities remain attractive and safe. Further investments are needed at other sites and the level of investment may vary depending on the age and condition of equipment. The *Town of Arlington Fields and Playground Feasibility Study* (2021) and the playground audit by Playground Inspections of New England, LLC (2019) provide existing conditions, recommendations for improvement, and estimated costs. These are a great starting point to identify sites most in need of upgrades and outline a long-term strategy. The Public Land Management Plan can also help prioritize and coordinate resources with the needs of other assets.

Implementation of a long-term maintenance schedule needs a sustainable funding source. There are two primary municipal sources of funding available to the Recreation Department, and both are competitive with other departments and projects. Through the Capital Improvement Program (CIP), town funds are allocated over a five-year period for the maintenance and improvement of municipal assets, including projects at recreational areas. CPA funds can also be used to develop open space and recreational facilities, preserve open space and historic sites, and create affordable housing. Recreation Department projects have been funded by both sources. State funds are also available to develop and maintain recreational amenities and address accessibility issues, but these funding options are highly competitive with other municipalities in the Commonwealth. Presenting a long-term maintenance schedule that outlines clear objectives gives the

Department some leverage in securing funding in these competitive situations, particularly with the multiyear CIP.

Finally, programming of the Recreation Department throughout the year is administered with minimal staff. The department oversees year-round recreational programs for all ages at most of the Town's parks and facilities. Ten to 12 organizations rent the facilities annually to offer many of these programs. The department also manages the Ed Burns Arena and Ice-skating Rink and the seasonal swimming beach at the Reservoir. It also oversees the 54 plots at the Magnolia Park Community Gardens, which currently has a three to four year waiting list. Before the pandemic, the department offered a summer canoe and kayak rental program at Spy Pond. Additional staff, both seasonal and year-round, can help support the work and programming of the department.

Town Conservation and Open Space Areas

The needs to improve and maintain the ecological integrity of natural systems on the Town-managed conservation and open space areas detailed in Section A. Summary of Natural Resources Protection Needs. From a management perspective, key needs focus on maintenance, staffing, coordination, and funding. The Department of Public Works also performs upkeep and maintenance on these sites with guidance from the Conservation Commission and Open Space Committee. The Conservation Land Stewards is a group of volunteers who take an active role in the upkeep of the Town's conservation lands and other public spaces through clean-up efforts, invasive species control, trail maintenance, and erosion control and planting projects. The Town also relies heavily on "friends" groups that have been organized at many Town parks for these efforts. It is important to have a diverse pool of new volunteers and Land Stewards to ensure that existing volunteers are not overburdened.

Management of the Town's conservation and natural resource areas can also be guided in a comprehensive and strategic way through the pending Public Land Management Plan, particularly where there are similar needs, such as invasive species management, trail maintenance, signage, or accessibility. However, some sites have unique challenges such as erosion, sedimentation, water quality, impacts of pesticides and herbicides on wildlife, and the impact of artificial surfaces on heat islands and the quality of wildlife habitat. Development of site-specific management plans can help tackle these challenges more directly. The Arlington Reservoir Master Plan and the Mill Brook Corridor Study demonstrate the importance of these types of site-specific plans that move recommendations through implementation. The CPA Committee has also helped to fund conservation areas in need of site-

specific plans, and in 2022 is supporting proposed studies of Cooke's Hollow and Mount Gilboa Conservation Area.

3. Sustainability and Resilience

As stated throughout this needs analysis, Arlington has made it a priority to meet the challenges of natural hazards and climate change. The plans that are moving the Town toward a more sustainable and resilient future include:

- Connect Arlington (May 2021)
- Net Zero Action Plan (February 2021)
- Hazard Mitigation Plan (May 2020)
- Community Resiliency Building Workshop supported by the Municipal Vulnerability Preparedness (MVP) Program (2017)

While the OSRP is a separate document with a particular action agenda, it works in concert with these plans and makes references to them to create a continued focus on these common objectives. As noted earlier, natural resources and processes, while impacted by climate change, can also build resilience. The Town continues to ensure the health and productivity of its resources to maintain their values and functions through local regulations, conservation efforts, and mitigation and enhancement projects. Broad strategies include:



Nature-based Solutions at Wellington Park. Photo credit Wendy Richter

- Review local bylaws and regulations to ensure they meet anticipated impacts of more intense and frequent storm events and more extreme precipitation and temperature cycles, among other projections.
- Review stormwater management infrastructure to identify opportunities to incorporate more natural features to slow and collect rain runoff during storms.
- Find natural areas, such as wetland, streambanks, and wooded areas, that would benefit from preservation and enhancement to maintain and support their ecological functions that build resiliency.

- Monitor changing environmental conditions, including waterways, floodplains, and wetlands, among other vulnerable areas.

Approaches that focus on natural resources go hand in hand with other adaptive strategies to improve roadways and utility infrastructure and policies that promote development with less impervious surface area.

Preparing for the impacts of natural hazards and climate change involves all municipal departments in a coordinated effort, beyond those that participate directly in open space and recreational planning. The Town has invested in its municipal leadership and built staff capacity, including a Sustainability Manager and a Schools Sustainability Coordinator. Completing actions outlined in the OSRP Action Plan (Section 9) will require coordination among all these individuals and the various town committees they support.

D. Regional and Statewide Needs

The Town of Arlington's OSRP builds on and supports open space and recreational planning efforts to meet broader goals and needs in the Greater Boston region and beyond. Many of these plans and related projects are highlighted in earlier sections of this plan.

1. DCR Parkways Master Plan

The DCR *Parkways Master Plan* (2020) focuses on parkways within the Boston metropolitan region to build an interconnected network of walkways and bikeways. The Mystic Valley Parkway is included in the study, and there are 1.6 miles of the Parkway within Arlington. The plan notes areas where there are no bicycle or pedestrian accommodations along the Parkway, such as where bike lanes or pedestrian crossings are lacking, and recommends short- and long-term alternatives to address these gaps. Arlington will continue to coordinate with DCR and neighboring communities through its ongoing bicycle network plans and the implementation of Arlington Connect. In addition, the Department of Planning and Community Development (DPCD) kicked off the Mystic River Path to Minuteman Bikeway Feasibility Study in January 2022. This project will review the existing trails and feasibility of creating new trails along the Mystic River from Decatur Street in East Arlington, along the Mystic Valley Parkway to Summer Street and then connect to the Minuteman Bikeway through Buzzell Field or via Mill Street.

2. MAPC's *MetroCommon 2050*

Arlington's OSRP builds on and contributes to the success of MAPC's *MetroCommon 2050*, the Greater Boston Region's 30-year plan to better the lives of the people who live and work in Metropolitan Boston

between now and 2050. It includes 10 specific goals for the year 2050, as well as objectives that will be used to measure progress toward achieving those goals. Arlington's OSRP goals and objectives, as well as the action plan are consistent with the following goals and objectives from *MetroCommon 2050*:

Goal A. Getting Around the Region: Traveling around Metro Boston is safe, affordable, convenient, and enjoyable.

4. Bicycle, pedestrian, and other personal mobility infrastructure is safe, extensive, high quality, and linked to other modes, so that people frequently use active transportation as a preferred mode of travel.

Arlington's OSRP strongly supports and continues to build on local efforts to maintain and enhance its bicycle and pedestrian network. The Town is dedicated to identifying gaps to establish safe connections between residential areas, parks, conservation areas, schools, and other destinations. The Minuteman Bikeway is an important regional resource, and the Town is working to make it more accessible and safer for all users.

Goal C. A Climate Resilient Region: Metro Boston is prepared for—and resilient to—the impacts of climate change.

6. Green infrastructure beautifies neighborhoods. It is included in all developments, providing multiple co-benefits, such as stormwater filtration, shade, cleaner air, carbon storage, and cooling.

Arlington's OSRP strongly supports protecting the natural environment to retain beneficial functions and values and increasing access to recreational resources to adapt to and mitigate the impacts of climate change and natural hazards. The Town is building resilience with local projects and through collaboration in the region that will help Arlington prepare for and respond to future climate challenges.

Goal F. A Healthy Environment: Greater Boston's air, water, land, and other natural resources are clean and protected—for us and for the rest of the ecosystem.

1. Water is clean and sustainably managed. Waterways exceed Clean Water Act standards and meet the appropriate needs of residents, industry, forests, farms, and wildlife.

2. A robust network of protected open space, waterways, farms, parks, and greenways provide wildlife habitat, ecological benefits, recreational opportunities, and scenic beauty.

3. Farms, fisheries, community gardens, and natural landscapes are prevalent, and able to adapt and

thrive in the face of the changing climate. They offer residents access to fresh, affordable, healthy, and local food.

4. Populations who experienced historic environmental injustices enjoy air, energy, and water as clean as any other residents enjoy.

6. Few contaminated sites exist. Former contaminated sites have been redeveloped to create jobs or homes, or restored to support green infrastructure and habitat, and to mitigate climate impacts.

The major purpose of Arlington's OSRP is to maintain and enhance the environmental, economic, and social benefits of the Town's natural environment and recreational resources for residents, businesses, and visitors.

Goal I. Healthy and Safe Neighborhoods: We are safe, healthy, and connected to one another.

7. State and local governments have the resources to maintain their parks, public squares, sidewalks, and open spaces.

The Town is committed to building local capacity to support the planning, protection, management, and sustainable use of environmental and recreational resources. Arlington's OSRP strongly supports advocating for sustainable municipal funding sources and participating in regional planning initiatives.

Goal H. Thriving Arts, Culture, and Heritage: Greater Boston is full of unique places and experiences that bring joy and foster diversity and social cohesion.

1. People of all ages and backgrounds are able to participate in arts, cultural, and social activities, building community and social cohesion.

2. Public art and programming contribute to our understanding of our region's people, places, and history.

4. Historic buildings, properties, and landscapes are adapted to meet contemporary challenges, including climate, housing, accessibility, and recreational needs.

6. Urban design, public art, and new development contribute to a human-centered, safe, and delightful public realm.

Arlington's OSRP highlights how many of the Town's historic and cultural resources connect to its public spaces and recreational areas and looks for opportunities to incorporate public art and cultural events into these spaces.

3. Massachusetts Statewide Comprehensive Outdoor Recreation Plan (SCORP)

The 2017 Massachusetts Statewide Comprehensive Outdoor Recreation Plan (SCORP) was developed by the Massachusetts Executive Office of Energy and Environmental Affairs (EEA). The SCORP is a planning document that assesses the availability of recreational resources and the needs of residents throughout the Commonwealth as a way to identify gaps. It is also one method for states to meet multiple goals of the National Park Service and remain eligible for funding from the National Land and Water Conservation Fund (LWCF). In Massachusetts, EEA administers LWCF grants to Commonwealth communities with approved OSRPs. Grants can be used for activities that address recreation and open space needs, including land acquisition for conservation or recreation purposes or park renovation.

The development of the latest SCORP involved an extensive public outreach process, including regional public meetings and surveys that targeted specific groups: recreation users, municipal employees, land trusts, and middle and high school students. Through the public participation process, these four outdoor recreation goals were identified for the 2017 SCORP:

1. Access for Underserved Populations
2. Support the Statewide Trails Initiative
3. Increase the Availability of Water-based Recreation
4. Support the Creation and Renovation of Neighborhood Parks

Arlington's OSRP incorporates similar themes in its goals as the SCORP. The Town values the diversity of its population and recognizes that individuals should have access to open space and recreation resources that are safe, accessible, and equitably distributed across the community. Arlington's OSRP envisions a network of corridors—for people and wildlife—to connect resources and other public space and encourage non-vehicular transit. The OSRP also recognizes the importance of regional planning initiatives to strengthen walking and biking connections with neighboring communities. Arlington is fortunate to have water resources with substantial scenic, recreational, and ecological value in the community. The OSRP reiterates Arlington's commitment to working locally and with regional partners to improve the quality of shared water resources to benefit water-based recreation and aquatic life. Finally, the Town wants to create new recreational opportunities, including neighborhood parks, based on community preference and manage its existing resources responsively. The Town will continue to support events, programs, and other opportunities for users at neighborhood parks to recreate.

The following is an overview of the SCORP's public outreach results organized by different users and providers of recreation spaces. This section also identifies commonalities between the SCORP and Arlington's OSRP public engagement results and comments on how the Town's OSRP addresses specific regional needs and opportunities.

Recreation Users and Youth

Through the SCORP surveys, most recreation users said outdoor activity was very important to them for physical fitness, mental well-being, and being close to nature. When asked why they visited a specific outdoor recreation facility, most responded that it was closest to their home. About three-quarters of survey respondents had a park or conservation area within walking or biking distance to their homes, but more than half drove to more distant locations. Lack of time was the number one reason why respondents did not visit outdoor recreation sites more frequently.

Most respondents to the survey felt that programming at a facility was somewhat or very important, particularly for seniors, young children (four to 12 years old), and teens. The most popular recreational activities respondents engaged in over the past 12 months were water-based recreation (boating, swimming, etc.) and trail-based recreation (hiking, biking, cross-country skiing, etc.). Desired amenities or activities included more trails, inclusive playgrounds for young children of all abilities, and more water-based recreation.

The most popular activities for middle and high school-aged youth were team activities like soccer, lacrosse, and football. Teens also favored swimming, hiking, running/jogging, walking, and road biking. Youth and teens frequented outdoor recreation facilities closest to where they lived for fun and enjoyment, spending time with friends and family, and to be outside. Lack of time, weather, and use of the Internet were noted as primary reasons why some younger respondents did not visit facilities or participate in recreational programming. Desired amenities included more recreational sites close to home, more equipment at sites, and spaces that are "just for kids my age."

Similar needs were expressed in Arlington. Access to a park or public open space in their neighborhood was voiced as a benefit by some residents and is a specific focus when looking at Environmental Justice communities. Many residents also expressed the need for more inclusive playgrounds for children of all ages. More diverse youth programming was also desired.

Municipal Employees

Municipal land and conservation staff were asked about the types and quality of resources available to their residents. Out of 351 Massachusetts communities, 58

municipalities (17%) responded to a survey. Most responses (about one third) came from local conservation commissions followed by parks and recreation departments. More than half (69%) of respondents had part- or full-time recreation staff and 82% had part- or full-time conservation staff. The SCORP noted that this demonstrates that communities are able to provide many types of outdoor recreation facilities for their residents. Important factors to consider when determining a community's staffing and financial capacity to provide quality resources and programming are the number of sites a community has, the types of amenities offered at each site, regular maintenance required, and the size of the sites, among other attributes.

About half of the respondents offered more than nine programs annually. Those providing fewer activities focused on those that connected children to the outdoors. Only 16% responded that they offered more than four activities per year for people with disabilities.

Since the passage of the Community Preservation Act, Arlington has been able to fund projects that improve open space and recreational opportunities. Staffing capacity continues to be a challenge to providing a high level of recreational amenities and programming, and more inter-departmental coordination is needed for ongoing upkeep and maintenance. Long-range planning for scheduling updates and major renovations is also needed.

Land Trusts

About one-third of land trusts in the Commonwealth responded to the SCORP survey. Most cited connecting the public with nature as the most important issue for their organization, followed by connecting with local neighborhoods and schools. Popular activities on land trust properties were walking/jogging/hiking, dog walking, and nature study. The top three issues facing land trusts are trail work, conservation restriction stewardship, and acquiring new land. Invasive species are the greatest physical issue faced by land trusts. As to social issues, littering and dumping are encountered most frequently.

The Arlington Land Trust owns and manages Elizabeth Island in Spy Pond and co-holds conservation restrictions on several private properties, including the parks and woods at Arlington 360 (the former Symmes Hospital site). It brings awareness of the benefits of conservation and environmental stewardship to residents through educational events and outreach. The all-volunteer group also advocates for the protection of the limited remaining undeveloped land in Arlington.

Managing Town-owned conservation areas and other open spaces in Arlington falls under the purview of the

Conservation Commission, the Department of Public Works, and volunteers. Primary issues in these areas are implementation of wetlands bylaws and other regulations, invasive species management and minimizing the use of harmful chemicals, environmental stewardship including litter cleanup, and managing disparate uses.

SECTION 8. GOALS AND OBJECTIVES

The following goals and objectives were developed to address community concerns described in the Analysis of Needs (Section 7) and to build on the goals expressed in the Town's ongoing initiatives related to climate resilience, natural resource management, and recreation planning.

Goal 1. Protect the natural environment to retain its important functions and values, and help Arlington adapt to and mitigate the impacts of climate change.

Objective 1.A. Improve the quality and functioning of the town's waterways and wetlands to support aquatic life and biodiversity.

Objective 1.B. Protect undeveloped lands that have ecological value, wildlife corridor connections, and habitats for native flora and fauna, or that present opportunities to restore natural systems.

Objective 1.C. Protect, enhance, and diversify the town's tree canopy.

Objective 1.D. Ensure that public and private investments support and enhance the resilience of the town's natural environment.

Objective 1.E. Coordinate protection of the natural environment with other climate resilience and adaptation plans and goals.

Goal 2. Ensure that the Town's recreational facilities, conservation areas, and other public spaces meet local needs and are accessible, safe, and welcoming for all.

Objective 2.A. Ensure that public and private investments support and build upon the Town's recreational facilities, conservation areas, and other public spaces.

Objective 2.B. Improve the Town's sidewalks, streets, and recreational corridors to make them safer and more accessible for all users.

Objective 2.C. Ensure that the Town's recreational areas and programming meet local needs and are safe and accessible for all users.

Objective 2.D Provide equitable access to and use of town open space and recreation opportunities

Goal 3. Support local and regional capacity to meet the needs for recreational opportunities, natural resource protection, and overall resource management to be resilient to climate change.

Objective 3.A. Sustain and increase Town staff and funding resources to manage conservation areas, recreational facilities, and other public spaces to meet community needs, climate resilience, and adaptation goals.

Objective 3.B. Support and participate in state and regional recreation, open space, and climate resilience planning initiatives.

Objective 3.C. Strengthen the Open Space Committee's ability to oversee implementation of the OSRP.

Goal 4. Build environmental stewardship and public awareness of the Town's recreational facilities, conservation areas, and other public spaces.

Objective 4.A. Support volunteer groups involved with recreational facilities, conservation areas, and other public spaces.

Objective 4.B. Promote environmental stewardship and climate resilience information to help users protect the town's natural environment and their own properties.

Objective 4.C. Increase public awareness and encourage the use of the town's natural areas, recreational facilities, and other public spaces.

Objective 4.D. Expand and enhance opportunities to utilize nontraditional open spaces.



McClennen Park. Photo credit: Elisabeth Carr-Jones

SECTION 9. ACTION PLAN

The Open Space and Recreation Plan (OSRP) Action Plan is intended to guide future planning efforts to protect natural resources, improve recreational opportunities, and make Arlington a more climate resilient community over the next seven years (2029). It is designed to implement the goals and objectives outlined in Section 8 and to address the needs identified in Section 7. The Action Plan is also intended to be consistent with other local plans, specifically those outlined in Section 6, and, to the extent practical, MAPC's *MetroCommon 2050*, and the Massachusetts *Statewide Comprehensive Outdoor Recreation Plan*.

Map 9-1 highlights places in Arlington that link to select OSRP objectives.

The Open Space Committee is responsible for overseeing the implementation of the Action Plan in collaboration with the numerous Town departments, boards, and committees, private and non-profit entities, and regional, state, and federal agencies that have ownership and management responsibilities.

The Action Plan prioritizes strategies based on a targeted completion timeframe as follows:

- Highest priority actions will be accomplished in the short term (2022-2024).
- Actions that meet intermediate needs will be accomplished in the mid-term (2025-2027).
- Lower priority actions will be accomplished in the long-term (2028-2029).
- Ongoing actions occur during the entire seven-year period.

Potential funding sources are identified for each action item, which range from available municipal budgets to applying for Community Preservation Act (CPA) funds or pursuing state or federal grant opportunities. A key is provided.

Each action item also has one or more responsible parties listed to champion its implementation either as a lead or play a supporting role.

In early 2022 the Town began work on a comprehensive Public Land Management Plan to assess all municipal properties (conservation areas, recreation facilities, historic landscapes and cemeteries, ornamental historic gardens, and other public spaces), and to identify specific land management strategies. That plan will

complement and provide direction to many of the specific objectives highlighted in this Action Plan.

Implementation

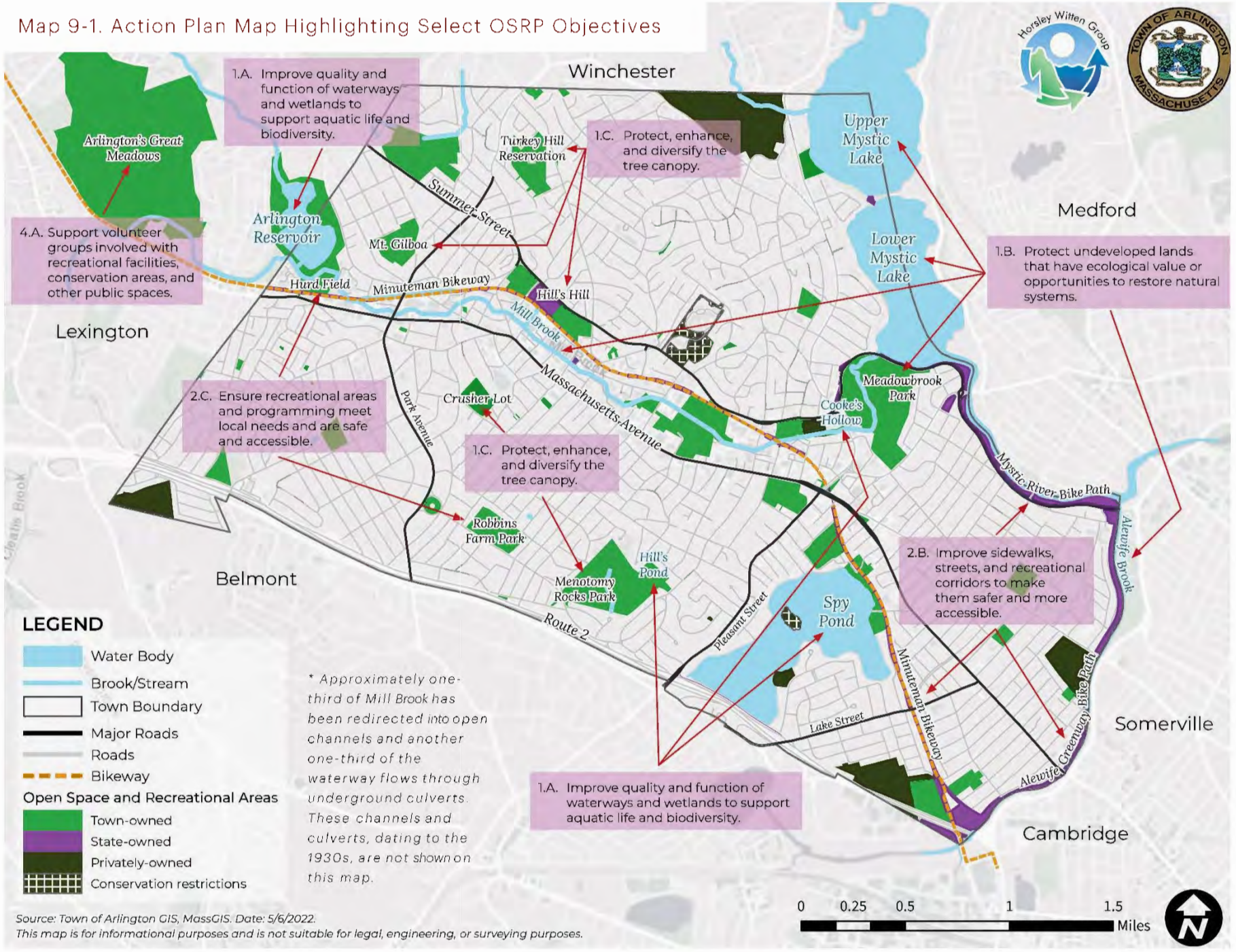
Implementing the Action Plan will take the coordinated effort of all responsible parties. As the entity responsible for the OSRP, the Open Space Committee will ask all participants in the Action Plan to report on an annual basis the status of their respective action items. Timeframes are established; however, it is recognized that circumstances may change and impact resource availability, which may cause actions to move up or down in priority. As lead parties report out to the Open Space Committee, they should discuss why actions could not be completed, or why others rose to the top. This will help the Town prepare for the next OSRP update and other open space and recreational planning efforts. As supporting documents, reports, and studies used to develop the OSRP are revised, updated, and implemented, these activities should also be reported to the Open Space Committee and documented for future OSRP updates.

All of this work will be guided by the Town of Arlington's overriding community goal: *Arlington values equity, diversity, and inclusion. We are committed to building a community where everyone is heard, respected, and protected.*



Turkey Hill. Photo credit: Elisabeth Carr-Jones

Map 9-1. Action Plan Map Highlighting Select OSRP Objectives



Source: Town of Arlington GIS, MassGIS. Date: 5/6/2022.
This map is for informational purposes and is not suitable for legal, engineering, or surveying purposes.

Action Plan

Acronym Key

Responsible Parties

ABAC Arlington Bicycle Advisory Committee
ACAC Arlington Commission for Arts and Culture
ACC Arlington Conservation Commission
AHA Arlington Housing Authority
AHiS Arlington Historical Society
ALT Arlington Land Trust
ARB Arlington Redevelopment Board
A-TED Arlington Tourism and Economic Development
CC Cemetery Commission
CEFC Clean Energy Future Commission
DC Disability Commission
DCR Department of Conservation and Recreation (state)
DPCD Department of Planning and Community Development
DPW Department of Public Works
ED Engineering Division, DPW
FoAGM Friends of Arlington's Great Meadows
HC Historic Commission
HCA Housing Corporation of Arlington
HDC Historic Districts Commission
MAPC Metropolitan Area Planning Council
MBTA Massachusetts Bay Transportation Authority
MBWG Mill Brook Working Group
MPIC Master Plan Implementation Committee
MWRA Massachusetts Water Resources Authority
MyRWA Mystic River Watershed Association
OSC Open Space Committee
PLMPWG Public Land Management Plan Working Group
PRC Park and Recreation Commission
REC Recreation Department
SA Sustainable Arlington
SB Select Board
SPC Spy Pond Committee
TAC Transportation Advisory Commission
TC Tree Committee
TM Town Manager
TW Tree Warden
ZBA Zoning Board of Appeals

Potential Funding Sources

CDBG Community Development Block Grant (federal)
CPA Community Preservation Act (town)
CPC Capital Planning Committee (town)
LAND Land Acquisitions for Natural Diversity (state)
LWCF Land and Water Conservation Fund (state)
MassDOT Complete Streets Program (state)
MassTrails (state)
MVP Municipal Vulnerability Preparedness (state)
PARC Parkland Acquisitions and Renovations for Communities (state)
Safe Routes to School (state)
Town Department/committee budgets (town)
Town Meeting (town)
WBF Water Bodies Fund (town)

Goal 1. Protect the natural environment to retain its important functions and values, and help Arlington adapt to and mitigate the impacts of climate change.

Action Item	Timeline	Potential Funding Sources	Responsible Parties
Objective 1.A. Improve the quality and functioning of the town's waterways and wetlands to support aquatic life and biodiversity.			
1.A.1. Implement the Town's stormwater management standards to require the use of nature-based solutions to treat and manage runoff to the greatest extent practical.	Ongoing	Town	ED, DPW, ACC, DPCD
1.A.2. Continue to implement strategies from the *Mill Brook Corridor Report* to expand public access and restore and enhance the natural features of the corridor, such as at Cooke's Hollow.	Ongoing	MVP, CPA, CPC, Private	DPCD, ACC, OSC ARB, MBWG, PRC
1.A.3. Continue to monitor Spy Pond, the Reservoir, and other water bodies to ensure they are meeting both recreational and environmental objectives.	Ongoing	WBF	ACC, SPC, PRC, DPW
1.A.4. Complete implementation of the *Arlington Reservoir Master Plan*.	2022-2024	CPA	PRC
1.A.5. Support continued funding for the Water Bodies Fund for the treatment and removal of invasive weeds and other plants from the Reservoir, Spy Pond, Hill's Pond, and other areas as needed.	Ongoing	TM, WBF	ACC, TM, SPC, PRC
Objective 1.B. Protect undeveloped lands that have ecological value, wildlife corridor connections, and habitats for native flora and fauna, or that present opportunities to restore natural systems.			
1.B.1. Identify opportunities to protect private lands adjacent to and near the Town's more distressed natural resources such as Mill Brook, Alewife Brook, and Spy Pond. Consider diverse approaches and incentives for property owners, including acquisition, conservation restrictions, donations, and other means of protection.	Ongoing	LAND, LWCF	DPCD, ARB, ZBA, ALT
1.B.2. Educate property owners about the benefits of conservation restrictions or other means of protection for their land and the community at large.	Ongoing	Town	ACC, ALT
1.B.3. Monitor real estate transactions and state policies that could impact Town goals to preserve and enhance natural systems, such as the Mugar property and other wetland areas near the Alewife T Station in East Arlington.	Ongoing	Town	ACC, DPCD, ARB, ZBA, ALT

Action Item	Timeline	Potential Funding Sources	Responsible Parties
1.B.4. Conduct an inventory of Town-owned properties not permanently protected and determine ecological and/or recreation value. Coordinate this effort with the ongoing development of a Public Land Management Plan and input from the Master Plan Implementation Committee. • Develop strategies to ensure their protection, especially sites adjacent to existing open spaces, parks, wetlands, and waterways including those along Mill Brook, Spy Pond, Alewife Brook, Meadowbrook Park, and the Mystic Lakes.	2022-2024	CPA	PLMPWG, ACC, PRC, OSC, MPIC
1.B.5. Support the monitoring and stewardship work of the Arlington Land Trust and Conservation Commission, co-holders of a conservation restriction on the open space at the Symmes site (now Arlington 360).	Ongoing	Town	ALT, ACC
Objective 1.C. Protect, enhance, and diversify the town's tree canopy.			
1.C.1. Develop forestry management plans for Town-owned properties as identified by the Public Land Management Plan. Priorities include Mt. Gilboa, Menotomy Rocks Park, Turkey Hill, Hill's Hill, and the Crusher Lot.	2022-2024	Town	DPW, TW, PRC, ACC, PLMPWG. TC
1.C.2. Develop a public education campaign for private property owners to protect mature trees and plant trees on their properties.	Ongoing	Town	TC, OSC, ACC
1.C.3. Continue to plant new public trees to reach the Town goal of a net increase of 2,000 trees in 20 years.	Ongoing	Town	DPW, ACC, TW, TC
1.C.4. Prioritize new public tree plantings in neighborhoods that have a low Tree Equity Score and/or are most affected by heat island effects.	Ongoing	Town	DPW, TW, TC
1.C.5. Develop an overall data management system for the Town's Public Tree Inventory to track tree removal and new tree plantings.	Ongoing	Town	TW, DPW, ED, DPCD, TC
1.C.6. Develop a long-range management plan for the maintenance of public trees that can include pruning, irrigation, fertilization, cabling, and other programs on a yearly, multi-year cycle, or "as needed" basis. Disposal of tree debris, including recycling options, should be considered.	Ongoing	Town	DPW, TW, TC
1.C.7. Coordinate with adjacent property owners of newly planted street trees to help with watering during the warmer months of the year.	Ongoing	Town	TC, TW, DPW

Action Item	Timeline	Potential Funding Sources	Responsible Parties
Objective 1.D. Ensure that public and private investments support and enhance the resilience of the town's natural environment.			
1.D.1. Continue to install nature-based solutions and green infrastructure to manage stormwater runoff on public properties and to showcase the multiple benefits these installations have to the community and natural systems.	Ongoing	Town	DPW, ACC, SA, MyWRA
1.D.2. Continue to target areas with recurring flooding for new stormwater management approaches. Monitor East Arlington to ensure the objectives of stormwater and CSO improvements have been achieved.	Ongoing	MVP	DPW, MyWRA, MWRA
1.D.3. Use native and pollinator-friendly vegetation appropriate for an urban environment in Town landscaping projects. Focus along the Massachusetts Avenue corridor and other commercial streets.	Ongoing	Town	DPW, ACC, SA, ARB
1.D.4. Implement Arlington's Design Standards along the Mill Brook Corridor to enhance and protect the riverbank and water quality. Pursue opportunities to expand and enhance public access to Mill Brook by linking existing and new open spaces.	Ongoing	Town	ARB, OSC, DPCD, ACC, MBWG
1.D.5. Review Town policies and regulations to ensure that they include climate impact considerations on natural systems and their ecological functions, and identify updates as needed.	Ongoing	Town	DPCD, OSC, ACC, ARB, PRC, SA
Objective 1.E Coordinate protection of the natural environment with other climate resilience and adaptation plans and goals.			
1.E.1. Ensure that all work resulting from the OSRP conforms with town, state, regional, and federal requirements and aligns with the action steps of such plans. Priority plans and goals for alignment include the Municipal Vulnerability Preparedness program, *MetroCommon 2050*, and the Town's own Hazard Mitigation Plan, Mill Brook Corridor Report, Connect Arlington, and Master Plan.	Ongoing	Town	DPCD, OSC, SA

Goal 2. Ensure that the Town's recreational facilities, conservation areas, and other public spaces meet local needs and are accessible, safe, and welcoming to all.

Action Item	Timeline	Potential Funding Sources	Responsible Parties
Objective 2.A. Ensure that public and private investments support and build upon the Town's recreational facilities, conservation areas, and other public spaces.			
2.A.1 Explore future development and redevelopment projects, particularly those within environmental justice communities, to incorporate meaningful open spaces and recreational opportunities onsite for residents. Walking and biking connections should be prioritized to nearby recreational facilities, conservation areas, and other public spaces.	Ongoing	CDBG, CPA, Private	ARB, ZBA, AHA, HCA
2.A.2. Investigate establishing a "recreation and open space gift fund" for specific open space and recreational areas to capture payments or in-kind contributions to invest in nearby resources to build natural system function and capacity or enhance recreational amenities.	2025-2027	Private, Town	OSC, SB
2.A.3. Identify and develop plans to address long-term needs for public burial options in Mt. Pleasant Cemetery and other possible sites.	Ongoing	Private, Town	CC, DPCD, DPW
Objective 2.B. Improve the town's sidewalks, streets, and recreational corridors to make them safer and more accessible for all users			
2.B.1. Continue to implement *Connect Arlington* to increase multi-modal opportunities in town and address safety, access, and efficiency of walking, biking, and transit use, particularly around Town public spaces and recreational areas.	Ongoing	MassDOT Complete Streets Program, MassTrails	DPCD, TAC, TM, SB, ARB, ABAC, Town Manager
2.B.2. Continue to identify and implement projects around local schools that would improve walking and biking safety for students.	Ongoing	Safe Routes to Schools	DPCD, TAC, School Committee
2.B.3. Find opportunities to create Green Streets—trees, landscaping, and infrastructure—in consultation with the Town's Complete Streets Prioritization Plan.	Ongoing	Town, MassDOT Complete Streets Program	DPCD, TAC, SB, DPW
2.B.4. Work with the Tri-Community Bikeway Committee (Arlington, Lexington, Bedford) to improve maintenance, safety, and amenities on the Minuteman Bikeway.	Ongoing	Town	DPCD, ABAC, DPW, Town Manager, MBTA

Action Item	Timeline	Potential Funding Sources	Responsible Parties
2.B.5. Implement the *Minuteman Bikeway Planning Project* to increase safety and accessibility of the Bikeway.	Ongoing	Town, MassDOT Complete Streets Program, Private, CPA, MassTrails	DPCD, ABAC, DPW, Town Manager, MBTA, OSC
2.B.6. Implement the *Mystic River Path to Minuteman Bikeway Feasibility Study* to strengthen the walking and biking connections between the Minuteman Bikeway, Mystic River Paths, and Alewife Brook Greenway.	2025-2027	Town, MassDOT Complete Streets Program, MassTrails	DPCD, ABAC, MyRWA, DPW, Town Manager, MBTA, DCR, City of Medford, OSC
2.B.7. Improve accessibility to the Bikeway and its use by people with disabilities, particularly as part of 2.B.5. Examples of improvements could include adaptive equipment for rent at the Bikeway, adaptive cycle storage, and safer and more accessible access points and Bikeway crossings.	Ongoing	MassDOT Complete Streets Program	DPW, ABAC, DC, Town Manager, MBTA
2.B.8. Identify a network of corridors that connect the Town's recreational facilities, conservation areas, and other public spaces. These corridors can be used by people as well as wildlife. Consider connections that can be made with Town-owned properties, public rights-of-way, and possibly private easements to fill gaps.	Ongoing	CPA, MassTrails	ACC, DPCD, ABAC, MPIC, OSC, PRC, SB, Town Manager
Objective 2.C. Ensure that the Town's recreational areas and programming meet local needs and are safe and accessible for all users.			
2.C.1. Coordinate with all parties to balance competing needs and uses for open spaces	Ongoing	Town	OSC, PRC, ACC, DPCD, DPW
2.C.2. Prioritize improvements and new amenities in environmental justice communities (EJ Census Tracts and CDBG eligible Block Groups).	Ongoing	CDBG, CPA	DPCD, DC, AHA, HCA, SB, OSC, PRC, REC
2.C.3. Encourage varied uses at existing parks and playing fields, including unprogrammed and unstructured sports and nontraditional recreational activities.	Ongoing	CDBG, CPA, Town	PRC, REC
2.C.4. Encourage use of facilities and more programming for youth and teenagers beyond organized sports fields, including the Community Center and smaller open spaces.	Ongoing	Town, CDBG	PRC, REC, OSC, Community Groups, Schools

Action Item	Timeline	Potential Funding Sources	Responsible Parties
2.C.5. Pursue new recreational opportunities based on community preferences, such as additional indoor or outdoor swimming facilities, pickleball courts, outdoor fitness courses, and other rising interests.	Ongoing	CPA	PRC, REC
2.C.6. Create and enhance opportunities for nature-based recreation, including multiuse paths, volunteer opportunities, and other activities.	Ongoing	Town	PRC, REC, ACC, Community Groups
2.C.7. Identify additional spaces where dogs can exercise off leash.	Ongoing		PRC, REC, ADOG
2.C.8. Incorporate more public art and performing arts programs into recreational facilities, conservation areas, and other public spaces.	Ongoing	Private	PRC, REC, ACAC
2.C.9. Look for opportunities to incorporate small pocket parks in neighborhoods to add green infrastructure like rain gardens, community gardens, pollinator pathways, benches, and shade trees to create a gathering space. Consider adapting small Town-owned lots or oversized intersections or rights-of-way with similar landscaping.	Ongoing	MVP Action Grant	OSC, DPCD, DPW, ACC
2.C.10 Implement accessible upgrades and other improvements already planned for Hurd Field and for playgrounds at Robbins Farm Park, Spy Pond Park, Parmenter, Bishop, Peirce, and Stratton Schools.	2022-2024	Town, CPA	PRC, REC
Objective 2.D. Provide equitable access to and use of Town open spaces and recreation opportunities.			
2.D.1. Employ universal design principles to increase accessibility when upgrading playing fields, playgrounds, and other recreational facilities, prioritizing those highlighted in the *Field and Playground Feasibility Study* and the *Arlington Parks Playground Assessment and Recommendation Report*.	Ongoing	Town	PRC, REC, DC, DPW, Schools

Action Item	Timeline	Potential Funding Sources	Responsible Parties
2.D.2. Continue to work with the Disability Commission to address barriers for people with disabilities at existing recreational facilities, conservation areas, and other public spaces. Improvements may include: • Increasing handicap parking spots, including for vans, and their visibility near the entrances to major parks and recreational facilities. • Creating more accessible paths with interpretive signage (e.g., braille, QR codes) and seating (e.g., benches, picnic tables). • Providing more accessible gardening options and equipment. • Incorporating accessible playground equipment and structures that expand opportunities for all ages, abilities, or languages.	Ongoing	Town, CDBG	DC, PRC, DPW, REC, ACC
2.D.3. Work with the Council on Aging (COA) to implement the Age-Friendly Community Action Plan to ensure that Arlington is supporting older residents in meeting their recreational needs and increasing their opportunities to be outdoors.	Ongoing	Town, CDBG	COA, PRC, REC
2.D.4. Work with the Recreation Department, Arlington Public Schools, and community groups to ensure that open spaces and recreational facilities meet the Town's goals of diversity, equity and inclusion, including language access.	Ongoing	Town	OSC, PRC, REC, TM

Goal 3. Support local and regional capacity to meet the needs for recreational opportunities, natural resource protection, and overall resource management to be resilient to climate change.

Action Item	Timeline	Potential Funding Sources	Responsible Parties
Objective 3.A. Sustain and increase Town staff and funding resources to manage conservation areas, recreational facilities, and other public spaces to meet community needs, climate resilience, and adaptation goals.			
3.A.1. Continue to support the Town's resilience and sustainability initiatives that coincide with recreational and open space planning, including the Net Zero Action Plan, Hazard Mitigation Plan, and Municipal Vulnerability Preparedness Plan	Ongoing	Town	DPCD, SB, OSC, ACC, ARB, SA

Action Item	Timeline	Potential Funding Sources	Responsible Parties
3.A.2. Support implementation of the Public Land Management Plan, including follow up to develop site-specific management plans for the Town's conservation areas to identify unique challenges, such as larger clean-up efforts, invasive species control and impacts of chemical controls on wildlife, trail maintenance and the impact of artificial surfaces on heat island effects and the quality of wildlife habitat, erosion and sedimentation control, and native planting projects.	2025-2027	CPA	DPCD, PRC, DPW, OSC, PLMPWG, ACC
3.A.3. Implement Ongoing plans for regular maintenance and upgrading of equipment and amenities at the Town's recreational facilities, playgrounds, ballfields, parks, etc. • Prioritize locations with older, unsafe equipment, those that do not meet ADA standards, and those in EJ Census Tracts and CDBG eligible Block Groups.	Ongoing	CPC, CPA, CDBG, Municipal ADA Improvement Grant Program	PRC, DPW, REC
3.A.4. Identify a sustainable funding source to support long-range maintenance and upkeep of the Town's recreation and conservation properties and other public spaces, in addition to the Town's Capital Plan.	Ongoing	Town	TM

Action Item	Timeline	Potential Funding Sources	Responsible Parties
3.A.5. Evaluate overall Town property operations and maintenance of recreational facilities, conservation areas, and other public spaces to ensure the upkeep and ongoing maintenance and to identify opportunities for more environment-friendly approaches and reducing energy consumption. Some considerations are to: • Identify needed staff (full-time, part-time, seasonal) to meet community needs. • Identify needs for enforcement of proper use of public spaces. • Control invasive plants with non-toxic means. • Purchase electric or more energy efficient equipment and vehicles. • Install energy efficient lighting. • Follow anti-idling practices. • Install nature-based solutions/green infrastructure to manage stormwater. • Use native plants in landscaping. • Implement sustainable turf maintenance (watering, pest management, etc.).	2022; Ongoing	Town	DPCD, TM, PLMPWG, DPW, SA, ACC, OSC, PRC, REC
3.A.6. Ensure funding to support Town database and mapping resources, improve data quality and accuracy, and increase Town staffing and funding for the same to aid future open space and recreation planning.	Ongoing	Town	DPCD, Information Technology Dept.
Objective 3.B. Support and participate in state and regional recreation, open space, and climate resilience planning initiatives.			
3.B.1. Coordinate regional open space planning in the Alewife/Mystic region with organizations such as Mystic River Watershed Association, Friends of Alewife Reservation, the Tri-Community Group (Arlington, Somerville, Cambridge), and MA Department of Conservation and Recreation (DCR).	Ongoing	Town	DPCD, DPW
3.B.2. Continue to work closely with neighboring communities on shared open space and recreational resources, such as the Minuteman Bikeway (Cambridge, Lexington, and Bedford), Alewife Brook Reservation region (Belmont, Somerville, and Cambridge), Mystic Lakes/River region (Medford and Winchester), and Arlington's Great Meadows, Reservoir, and McClennen Park areas (Lexington).	Ongoing	Town	DPCD, ABAC, PRC, ACC, OSC

Action Item	Timeline	Potential Funding Sources	Responsible Parties
3.B.3. Continue to work with the MWRA, DCR, Cambridge and Somerville officials, and other stakeholders to address Combined Sewer Overflow (CSO) pollution and flooding problems in areas bordering Alewife Brook and Mystic River.	Ongoing	Town	DPCD, ACC, Community Groups
3.B.4. Advocate for more state funding for the CPA to match funds raised locally, and for more dollars for local aid and grants for conservation and recreation.	Ongoing	Town	TM, CPA Committee
Objective 3.C. Strengthen the Open Space Committee's ability to oversee implementation of the OSRP.			
3.C.1. Advocate actively for implementing OSRP goals, objectives, and priorities in conjunction with other Town plans and policies supporting open space and recreation planning.	Ongoing	Town	OSC, DPCD
3.C.2. Work with all responsible parties to develop metrics and other methods to measure progress and document accomplishments on all OSRP goals, objectives, and action items.	Ongoing	Town	OSC, DPCD

Goal 4. Build environmental stewardship and public awareness of the Town's recreational facilities, conservation areas, and other public spaces.

Action Item	Timeline	Potential Funding Sources	Responsible Parties
Objective 4.A. Support volunteer groups involved with recreational facilities, conservation areas, and other public spaces.			
4.A.1. Identify information and training needs for volunteer groups and Friends organizations to help maintain and build capacity and to ensure a large enough pool of volunteers to minimize burnout and retain local experience. Activities can be site-specific or broad enough to cover needs across properties. Topics might include the use of native plants, sustainable control of invasive plants, and trail maintenance best practices.	Ongoing	CPA, Private	OSC, DPCD, PRC, REC, ACC, Community Groups

Action Item	Timeline	Potential Funding Sources	Responsible Parties
4.A.2. Support FoAGM's efforts to remove invasive plants and restore upland meadows and other habitats, to protect and support diverse wildlife and plant species, and to provide public access and public events at Arlington's Great Meadows.	Ongoing	Town, MassWildlife Habitat Management, Private	FoAGM, ACC
4.A.3. Promote the efforts of the Conservation Land Stewards Program to collaborate with residents, users, and volunteers on both fundraising and maintenance projects.	Ongoing	Town, Private	ACC, DPCD
4.A.4. Support all Town-sponsored and independent recreational and sports organizations in the funding and maintenance of playing fields, Ed Burns Arena, and other active recreational facilities.	Ongoing	Town, Private	PRC, REC, DPW, DCR
4.A.5. Encourage the involvement and coordination of youth groups, including Scouts, community service high school students), sports teams, and other users in caring for all open spaces.	Ongoing		APS, DPW, PRC, REC, ACC, DPCD
Objective 4.B. Promote environmental stewardship and climate resilience information to help users protect the town's natural environment and their own properties.			
4.B.1. Continue to hold community events like EcoWeek and Town Day to engage and educate residents about local environmental issues and projects.	Ongoing		SA, DPW, DPCD
4.B.2. Expand and formalize residential sustainability projects, such as gardening, landscaping, and water conservation strategies, to block, district, or town scale.	Ongoing	CPA, CDBG, Town, Private	SA, DPCD
4.B.3. Continue to support the "adopt an island" garden program and other activities to enhance streetscapes throughout the town.	Ongoing		DPW, Arlington Garden Club
4.B.4. Continue to support the implementation of the *Net Zero Action Plan* to promote energy efficiency and reduction with the Clean Energy Future Committee and other groups.	Ongoing		SA, DPCD
4.B.5. Assess Arlington's stewardship network, identify gaps, and overlaps in activity.	2022-2024	Town, Private	DPCD

Action Item	Timeline	Potential Funding Sources	Responsible Parties
4.B.6. Work with Friends groups to organize nature walks and environmental education programs for all ages (such as birding, canoeing/kayaking, and cleanup campaigns).	Ongoing	Town	APS, ACC, PRC
4.B.7. Work with local youth groups, churches, schools, scout groups, and other organizations to promote awareness about the Town's open space and recreation facilities and activities.	Ongoing	Town	OSC, PRC, REC, Community Groups
Objective 4.C. Increase public awareness and encourage the use of the town's natural areas, recreational facilities, and other public spaces.			
4.C.1. Encourage residents to participate actively in various Town committees and Friends groups to advocate for the investment in and maintenance of the Town's natural resources.	Ongoing	Town	OSC, PRC, REC, DPW, ACC, DPCD, Community Groups
4.C.2. Provide up-to-date information on the Town website, social media, and print publications about open space areas and recreational facilities. Ensure that all materials are accessible to all users.	Ongoing	Town	OSC, TM, PRC, REC, DPW, ACC, DPCD
4.C.3. Continue to upgrade and expand wayfinding, interpretive signage, and other materials that are integrated into historic sites, conservation areas, and other natural places. Ensure materials are accessible to people with diverse abilities and language needs, including translation, tactile, braille, and larger print options.	Ongoing	Town, Private	OSC, TM, PRC, REC, DPW, ACC, DPCD, AHIS, HC, HDC
4.C.4. Coordinate and support community events and educational programming at Town facilities to increase awareness and promote their use. Prioritize using sites in different parts of town to reach all residents.	Ongoing	Town	OSC, PRC, REC, Community Groups
4.C.5. Promote events and programs sponsored by independent groups such as Menotomy Bird Club, Boys and Girls Club, and Mystic River Watershed Association.	Ongoing	Town	OSC, Community Groups
4.C.6. Work with Friends groups to organize nature walks and environmental education programs for all ages (such as birding, canoeing/kayaking, and cleanup campaigns).	Ongoing	Town	APS, ACC, PRC

Action Item	Timeline	Potential Funding Sources	Responsible Parties
4.C.7. Work with local youth groups, churches, schools, scout groups, and other organizations to promote awareness about the Town's open space and recreation facilities and activities.	Ongoing	Town	OSC, PRC, REC, Community Groups
Objective 4.D. Expand and enhance opportunities to utilize nontraditional open spaces.			
4.D.1. Promote the availability of public plazas, outdoor restaurant seating, and other opportunities for the enjoyment of small, landscaped areas along streets and sidewalks.	Ongoing	Town	DPCD, OSC, local businesses
4.D.2. Coordinate economic development, tourism, and historic and cultural programming at the Town's historic sites and landscapes.	Ongoing	Town	DPCD, A-TED, AHIS, HC
4.D.3. Provide information about small, little-known open spaces such as conservation parcels, rain gardens and other green infrastructure, and community gardens.	Ongoing	Town	OSC, ACC, SA

SECTION 10. PUBLIC COMMENTS

See Appendix A for summaries of the public engagement activities that took place as part of the update of this plan. They include the following:

- Public Workshop, June 10, 2021
- Community Survey, June 30 to October 4, 2021
- Public Workshop, December 8, 2021
- Feedback from the Disability Commission, dated January 24, 2022

Letters of support from the Arlington Redevelopment Board, Select Board, and Conservation Commission, as well as the Metropolitan Area Planning Council are found in Appendix E.

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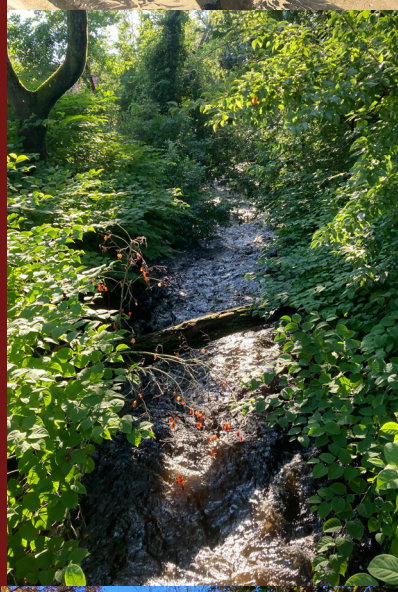
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Arlington Open Space and Recreation Plan 2022-2029

APPENDICES

Draft
June 17, 2022

APPENDIX A
Public Engagement

Open Space Committee

Open Space and Recreation Plan Update
June 10, 2021 Workshop Summary

Executive Summary

One June 10, 2021 the Open Space Committee held a virtual public workshop to collect feedback for the Open Space and Recreation Plan (OSRP) update. The workshop was attended by 47 community members and was facilitated by the Open Space Committee with help from the Department of Planning and Community Development, the Park & Recreation Commission, the Recreation Department, and technical consultant Horsley Witten.

The workshop started with a presentation on what an OSRP is, why it is important, the State requirements of an OSRP, Arlington's current OSRP, and accomplishments of the current plan. Meeting participants were then placed into breakout rooms to discuss open space and recreation in more detail. There were eight (8) breakout groups, four (4) focused on recreation and the other four (4) focused on open space. During the breakout groups, participants discussed:

1) What is the Town doing well to meet community open space and recreation needs?
2) What could the Town do better and how?
3) What are missing open space and recreation opportunities?

After the breakout room discussions, all participants rejoined the main meeting room for a report out and information about future OSRP update public engagement opportunities.

The main themes highlighted by workshop participants include:

<u>Recreation</u>

- The Recreation Department and Park & Recreation Commission do an excellent job of providing recreational programming and identifying park renovation opportunities
- Arlington has a good variety of playgrounds and playing fields
- Need for better park and playground maintenance
- Concern that if Arlington grows in population, there are no new spaces for recreational amenities
- Need for better coordination between Recreation-owned and School-owned properties for consistency of rules and maintenance

- Need for more flexible park space for unstructured recreation (e.g. not team sports), community events, and economic development – such as festivals, movie nights, workout classes, chamber of commerce events, etc.
- Limited indoor recreation opportunities (e.g. pool)
- Need for including arts in recreational amenities – design art into parks and have space for art creation in parks
- Need for better park signage
- Need for a community center

Open Space

- Arlington has a good variety of open spaces, many of which are connected by the bikeway
- Need for better open space maintenance, particularly invasive species management
- Concern of climate change threats to open spaces, importance of urban tree canopy
- Opportunity for more pocket parks and activating open public space
- Need for educational signage in open spaces
- Arlington should assess opportunities for acquiring more open space land
- Need for better management of stewardship activities
- Need for more native plantings and pollinator pathways
- Concern that private green space is shrinking

Please refer to Appendix A (Workshop Notes) for more information on the topics discussed at the workshop.

Appendix A. Workshop Notes

Recreation Notes

Question 1 – What is the Town doing well? What do you like?

- When they do a project, they do a really good job; some cool things - Magnolia, Res, Spy
- Activities perspective robust and do great job, great staff, wonderful department; kids aged out; curious about overlaps between private organizations and town programs (sports and arts); Rec dept fabulous; used parks more when had a dog; like the Res
- Interesting to see amount of planning going into programs
- Move in 2001, near Res - wildlife is amazing, excited to see the upgrade; love living on bike trail; love Arlington is redoing playgrounds; Schwaab Mill also a gold mine
- Sat in on PRC meeting; impressed with planning; doing an amazing job identifying constituencies and balancing the needs
- Spy Pond & Mystic great for kayaking
- Easy access to bike path
- Lussiano Playground – space, design, equipment, listened to Town and neighbors on design
- The number of different types of playing fields
- Outdoor rink at Poets
- Tennis Courts
- Open Spaces such as Robbins, Menotomy, Spy
- Number of neighborhood playgrounds
- Playground proximity to field complexes
- As cyclist, very fortunate to have access to great bike path. Maintenance is good. Vacancies along path that have never been utilized. Beer garden 2 years ago was great to get people in community setting.
- Town has done impressive job getting youth on fields playing sports, active, engaged with community. Believes there is an increase in demand. Believes does good job maintained. Intersection to open space and art programs in town. Along bike path and others. Giving people things to see and adventure. Helps make individuals feel involved.
- Civic block is a great location. Full of young people talking it was great. Town does great job with various aspects. The bike path is great but believes more can be done. Art near spy pond is so much fun. Loves seeing the wildlife. Would like to see more destinations and points of interest along bike path.
- Loves the bike path, playgrounds, and res.

Question 2 – What can the Town do better?

- Concerned about Japanese knotweed on bike trail; really needs to be worked on the shoulder as a safety and tick concern
- No plan for maintenance (facilities dept for school is major improvement); need plan for maintenance!; serious lack of oversight; Waldo needs to be seeded
- Set aside money for maintenance through endowment or some way of setting aside maintenance funding
- Losing big spaces to housing; worry that Arlington down the road hasn't set aside land for recreation space (recreation center reference); took 18 months to find a relocation space for children's theater when kicked out of Gibb's; partnerships between churches and recreation for smoke detectors/accessibility

- Ongoing frustration - dogs not leashed and people not respectful; Arlington/Lexington confusion at the Res over rules
- Poet's Corner seems like an embarrassment; great resource
- School and Rec properties need to have a consolidation of responsibilities
- Some place could be maintained better. Places mentioned Menotomy Rock Park "can look shabby", places along bike path, trash, etc. People are well behaved on bike path, but sometimes can be rude/not paying attention. Different types of users on. Issue of maintenance.
- Different groups involved with Recreation, would love to see youth sports groups involved in helping maintain or volunteer. High school students volunteer requirements. Friends of Spy Pond Park rely on this. Would like to see more sports teams dedicated to helping give back. More community gardens in town. Pandemic increased interest. In between active and passive recreation. May not have kids going to playground or involved in other recreation activities. Looking for more community garden spaces in town. More sports fields, specifically for kids just trying to recreate. Just a place to play on their own. At hardy, all blacktop or playground. No real place to kick around a soccer ball. Bike space access to recreational spaces. More connections.
- Lives near Spy Pond on loop of Belmont line. Trying to walk into Arlington Center or getting to the bike path is very difficult. Has expressed this to DOT. Lake Street. More inclined with (3) year old to go to Belmont than Arlington Center due to access. Better access. Individuals on Belmont/Arlington line more inclined to go to Belmont sense access. Would like to see more community events in parks. Small musical festivals and other events. Has seen the climate change over the last 10 years. Post pandemic, believes should have more events to bring community together. Fantastic properties need better use for events.
- With toddler, loves playgrounds. In terms of maintenance, sees bolts missing. Important bolts where child could fall. Have seen issues at both Hills Hill and McClennen. Wants to keep kids safe. Have noticed a variety of invasive knot weed and poison ivy. Knot weed is all over Arlington Heights, Bike Path, encroaching more and more on Reservoir. Trash in parks. Damper on visiting and play. Clean up parks and playgrounds. Locke Park is great little park but seriously in need of TLC. So little but people don't notice it. Trash there and no sand in sandbox. Enrolled in first recreation class, kid's sports class this summer. Toddler class fills up so quickly. Noon is not a good time for toddler programs.
- If a park is left to die, it becomes a place for behavior we don't want to see. Wants to see more event not just by Recreation, but just more accepting by Town. Use of Town spaces by business owners and chamber of commerce. Traditionally, use of Town spaces very prohibited.

Question 3 – What more could we do to meet community needs?

- A consolidation of discussion about how to design playgrounds for different; removal of seesaws/merry-go-rounds/and swings
- Artists spaces in parks for sale of wares
- Pickle ball courts and ping pong are needed; pianos outdoors; ping pong outdoors
- Pool and indoor recreation space other than schools
- Need to redefine what recreation is to include the arts
- Indoor recreational opportunities (like old tots and twos at Gibbs)
- Scheduling of property next to school sites – school dominate and not fair to those residents who home school, or send children to private
- Improve access to the bike path
- Cultural recreational community art space (gazebo, amphitheater, community space)
- Lack of field availability
- More picnic tables

- Additional spray park
- Areas for marginalized population
- The area around the sports complex and area across from it. Can see something great. Perhaps a swimming pool. Very interested in arts community. Site behind arena a great place for recreational opportunity.
- Signage. Started walking at Mt. Pleasant Cemetery. History about cemetery. More communication and education components in Town Parks. Ice industry on Spy Pond.
- Swimming pool. Loves the beach but it is different from swimming pool. Lexington or Belmont does not let in. Willing to pay. Be nice to have own pool. Outdoor pool.
- Nature!

Open Space Notes

Question 1 – What is the Town doing well? What do you like?

- Playgrounds and variety of open spaces, bike path
- Linkage of arts and culture with open spaces – good efforts so far, and people seem to appreciate what has been done, but can do much more; (Q2/3 -- more funds and commitment to planning arts in park redesigns from the beginning of the process, not as an afterthought)
- Native plantings and pollinator-friendly gardens, rain gardens, etc. BUT DPW/School custodians often mow or damage these areas – need better education of maintenance staff for schools and parks
- School-Town coordination is good, but needs more emphasis (speaker is on Thompson Green Team)
- Large OS/rec areas are multi-functional for ages, activities, but smaller areas are more challenging – need different activities for different ages, especially older children/teens
- Get more imaginative in redesigning playgrounds and parks – i.e., Magnolia Park is good; more flexible, artful play structures (i.e., plans for Wellington Park, Reservoir mentioned)
- More outdoor rooms/spaces/covered areas for public art and gathering spaces for performance activities for all ages besides the Bikeway, which has done quite a lot
- likes art on the bike path, painted signal boxes in town
- likes the attention given to cyclists and the bike path in town
- likes the Tree Warden, the town's Forester and Arlington's tree canopy
- likes the bike path, the trees (especially all the new trees being planted) and the money being spent on open spaces
- likes Recycling Coordinator Charlotte Milan, School Sustainability Coordinator Rachel Oliveri and environmental programming at the schools
- Accessibility to open space -getting state funding and dense town limited land opportunities
- Menotomy Rocks Park great resource – could use more maintenance
- OS key threat of climate change
- Town clearing of "dead falls" in Menotomy
- "Friends of MR" put bubblers in pond
- stocked with fish
- Bike Path- connects to other parks
- Cooke's Hollow needs repair
- Maintenance -groups/garden clubs contribute to care
- Town keeps investing in open spaces

- open space management through CPA has enhanced the ability of the town to fund maintenance of recreation. Wonders whether there is much budget funding aside from that.
- CPA has been valuable for funding including Wellington, Spy Pond
- "Benefit from neglect" - e.g. Cooke's hollow was somewhat forgotten, so not completely renovated - restored metal frames from 70s instead of replacing. - cooler there in the shade.

Question 2 – What can the Town do better?

- Maintenance !! especially in high-use areas and schools
- There's a disconnect between good initial designs and planning but poor maintenance afterwards, especially control of invasive plant species
- Better irrigation and general care practices for new trees and native plants in parks and along roadways, including better quality trees and appropriate species to begin with – need better education and follow-up with nearby residents and Town maintenance staff
- Expand shady, cool corridors with more trees on streets and pathways connecting open spaces and business districts – climate change mitigation for heat islands
- Integrate public art into street and park designs from the beginning of the planning process – need more funds, perhaps a 1% for arts program for all park/rec/streetscape redesign projects and improvements; include artists on planning teams for new projects; create destinations through art and performance
- Invest more in plantings, passive recreation activities rather than so much emphasis on playing fields and sports-oriented activities at schools and public parks/open spaces
- Better coordination between residents and Town on maintenance -- (example given of a residents group who cleaned up trash at Hill's Hill, but then could not get DPW to pick up the bags, etc. -- got the run-around between DPW, Rec Dept, others in Town)
- Better signage and wayfinding with consistent graphics town wide
- Better and more consistent standards for outdoor furniture and infrastructure – benches, lighting, paving of walkways, etc. (use the same vendor/type of materials for more consistency, identity, branding across all parks)
- Better amenities at parks – sidewalks and pathways, ADA accessibility, restrooms, shaded benches, covered areas for picnics, etc.
- Maximize usage in all seasons through varied programs for all ages – not just sports – such as birdwatching, other naturalist programs
- would like to see pocket parks on small un-buildable lots in Town, rather than increased residential density, believes that would be better solution for the climate and neighborhoods
- would like to see expanded dog-walking hours in all Arlington's parks, would like to see Hill's Hill have more curb appeal as a park, as well as removal of invasives, broken glass and trash
- at Mystic Lake and River: would like to see more-engineered pathways (like at Spy Pond), stabilization of erosion along the water's edge, access points for pedestrians and boats, and informational signage for invasives
- would like to see fewer invasive plants, more native plant materials and more community gardens (like Robbins Farm Garden), would like to see more programs set up for high school students to do work in town parks
- thinks this meeting is a great start, but doesn't know what the Town's mission is with respect to open space; has found the Reservoir project difficult to understand without experience reading architectural drawings, would like for public projects to be more accessible to the general public
- would like to see a centralized, user-friendly plan for the parks; is concerned about bike trails at Hill's Hill and other parks; considers Arlington's tree canopy to be an important asset, especially the older trees; is upset that mature trees were removed in Whittemore Park; would like to see

more organized clean-ups of the parks; would like to see high school students and adults working together, and to bring back Town-wide clean-up days
- Better links between open spaces from the bike path & Mass Ave.
- Signage to and from the bike path
- Invite people from the bike path to commercial zones
- Concern about increase in paving and increase in density (zoning concerns)
- Environmental stewardship - increase green space
- Clarification: Open Space Committee doesn't make policies
- Many areas of responsibility with few resources. Need natural resource manager with a staff. If not have financial resources, create a contingency of people. Need someone on staff to organize volunteers.
- Invasive plants – open spaces need to be maintained
- Overlap between organizations in town. Would like to see more coordinated efforts between the ARB, zoning, open/green space in response to climate change issues
- Trees as resource
- Tree Survey – street trees, why not in conservation areas or private ways?
- State reforestation bill – hope town will apply for funding
- "I-naturalist", to photo trees for a data base, citizen science, engage students, get more people involved
- Transfer fee is being used for affordable housing, Could some of this be for land management?
- Better invasive plant control on public lands.
- Maybe an in-house specialist to manage and provide training.
- Perhaps information sheets about invasive plants etc.
- More cleanup activities - esp. Hills Hill
- Need to be more proactive
- Signage about planting beds.
- Overall better ongoing maintenance. The fields get cared for but not much else.
- Invasive plants - volunteers can't keep up with it - town wide attack on invasive plants. Someone who oversees it on a town - level
- All the town does is mow lawn, collect garbage and maintain/renovate
- Concern over invasive insects - Spotted lantern fly - emerald ash borer
- Direct some operating budget to maintenance
- Could use Primer in identifying beneficial trees so they don't get lost in removal of vegetation along pond, banks, etc.

Question 3 – New opportunities and issues for the Town to incorporate in planning?

- Focus on multipurpose, flexible public spaces within parks/open spaces; complement natural areas with public gathering opportunities (example: Linwood Circle in Spy Pond Park – now mostly car parking, but it could be repurposed as a performance space for artist/craft fairs, music, etc.)
- Consider streets as open space, green corridors – expand them with more native vegetation, trees for shade, bike/walking safety, signage, art/sculpture, benches/seating options
- Identify and prioritize some areas that should be left alone as "rustic" natural areas (i.e., Crusher lot, Hill's Hill, Mt. Gilboa, other small conservation pockets)
- Also prioritize areas for a more appropriate and more formal landscaping (i.e., Town Hall Gardens) and an increased range of activities, such as Spy Pond Park, Menotomy Rocks, Reservoir, etc.

- Continue to inventory and analyze open spaces to be sure both types of rustic and active spaces are available and accessible in all parts of town and all neighborhoods
- Acquisition opportunities ?? Status of Mugar land
- Convert some "developed" land into open space, such as vacant and underutilized parcels in commercial and industrial spaces; also, add rain gardens or islands to shrink large roadways and intersections
- Label storm drains (boy scout project ?) to prevent pollution, inappropriate disposal of all kinds of stuff
- Work with Mass Housing on more landscape improvements in Arl. Housing Authority properties (i.e., current $500,000 grant for landscape work at Drake Village, including some public art)
- Better coordination, expansion of educational outreach to residents for neighborhood stewardship projects, native plants, control of invasives, etc.
- since COVID, people have a renewed interest in nature, which may be permanent
- high school students have complained about trees being cut down in town and decisions to install astro-turf fields; fears the Crusher Lot is in danger of being taken over for school expansion
- feel town-wide events for open spaces would draw people in; and consistent wayfinding and identification of open spaces (including signage about invasives and natives) would foster a stewardship culture in town
- the town could bring people together by planning events around the open spaces to build advocacy and provide opportunities for people to meet their neighbors
- there should be more communication, transparency, use of social media to encourage cooperation; the community is interested in more open space and involvement with stewardship
- would like to see better signage and information available on, and in, all of Arlington's parks
- bemoaned decline of local newspaper, leaving social media as primary vehicle for communication in town
- believes signage is very important, it also connects places to history, believes that Lexington does this well and could provide a model
- would like a consistent identity of open space materials in town; would like to see events posted in Town Notices and on sign bords at the parks
- even homemade signs in open spaces can work to get the word out
- Fostering a stewardship culture in the community
- Protecting and optimizing our open spaces and trees
- Pulling our neighborhoods and age communities together
- Promoting transparency and public participation in projects
- Providing consistent town-wide information and signage
- Removing invasive plant species
- Reestablishing native plants and pollinator environments
- Making our open spaces more accessible for all visitors
- Patches of woods on private ways – concern they will not remain green
- Note that needs change over time (ie pandemic) & missed opportunities
- Interest in vegetable/community gardens
- Zoning for roof top gardens. Increased building potential in industrial zone, could include roof top gardens as open space
- Recreation field user fees – could increase, on a sliding scale?
- Rec vs DPW maintenance. Park & rec programs come 1st, then physical facilities

- Protection of natural wooded areas on private property - tree cover/conservation
- Hills Hill mountain bike trails –engage responsibly "with privilege comes responsibility" and vis-a-versa.
- Open space for teens to hang out especially early teens – (too old for playgrounds) Community center?
- Bike path maintenance "Adopt – a – stretch" along the path to remove invasives.
- Wooded area cleaned up– example of a neighborhood effort with kids – wrote up a news letter about it. Contributes to a community spirit
- Friends groups organize clean-ups and community projects
- Identify open spaces in town are "at risk" of development: wooded or natural properties visible in neighborhoods; area at Great Meadows "at-risk" of development?
- Traffic Island rotary by mystic valley parkway - small island - needs love and invasives removed/replanted with natives
- Islands in arlington compared to somerville are hit or miss because of volunteer coverage. Arlington could take advantage of islands.
- Spy pond bears a lot of the burden of use. Try to get more people to the smaller pocket parks.

Report Out Notes

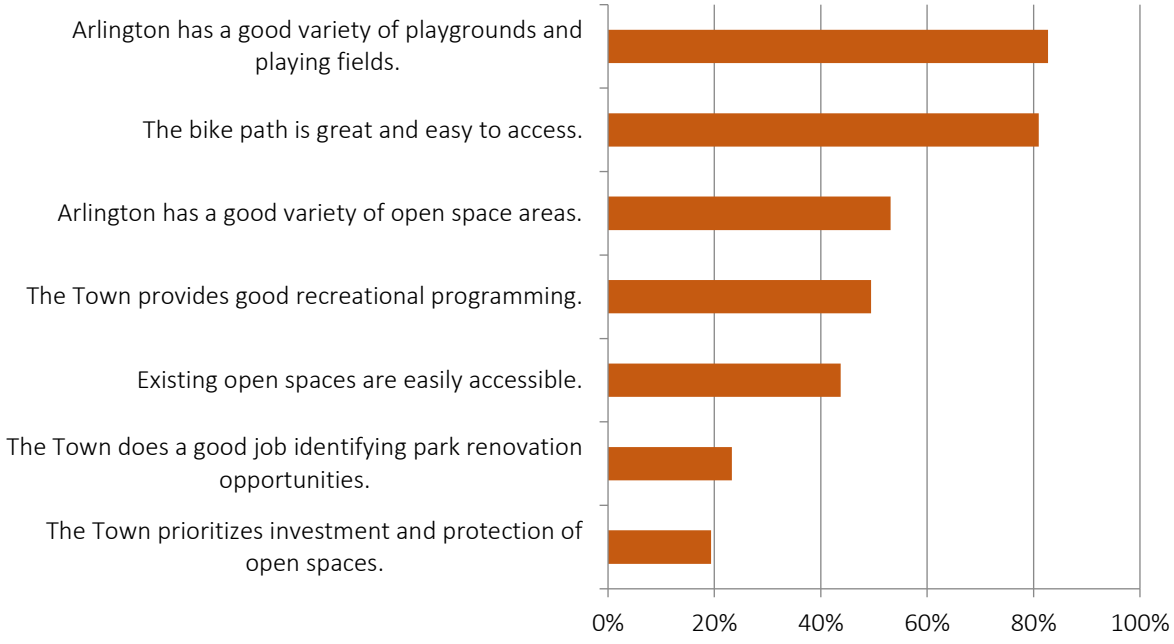
- Like the Res, Mt Gilboa, bikeway, Recreation Dept & PRC
- Work on maintenance and continued funding for recreational assets
- Limited indoor recreation opportunities, challenges due to School Department ownership of spaces
- How should recreation be defined in Arlington? Inclusion of arts and economic development
- Lack of performance space and cultural gathering programming
- Would like more activities and equipment for older kids and teens, beyond organized sports
- Would like more programming and community events (concert, music, movies, art festivals) throughout the week
- Need for a pavilion
- Would like playground to have lighting so that they can be used for longer hours
- Better coordination of volunteer clean-ups
- Better park branding through signage, consistent signage with information about park history
- Would like an outdoor swimming pool
- Signage along bikeway that identifies nearby parks
- Stewardship issues
- Invasive issues on public and private property
- Great volunteer initiatives for open space maintenance and invasive management with help of schools and teachers
- Need for town-wide invasive management plan
- Maintenance challenges and issues funding maintenance
- Would like more beautification of traffic islands
- Better public education and awareness
- Access issue around Spy Pond – no single connection/pathway
- Native species replacement
- Need to encourage a culture of appreciation and stewardship – blend stewardship and community building
- Concerns about losing open space

- Good variety of places and spaces, good accessibility
- Opportunity to use streets and paths to build open space corridors – extension of open space for shade, pollinator gardens, programming
- Design art into open spaces, would like more dedicates resources for art in open spaces
- Flexible open space designs to encourage multiple uses
- Determine opportunities to acquire new land
- Lacks center for art and cultural performances. Place to showcase diverse community for all ages
- More community events in park spaces. Keeping spaces program opened longer and more days of week
- Folks worried about losing open space. Hope this plan makes statement on what we have, what we want going forward
- Art integrated into design and culture of spaces when design. Bring in at beginning of process.

Arlington Open Space and Recreation Plan Community Survey

The Arlington Open Space Committee (OSC) distributed a community survey as a follow up to its public workshop held on June 10, 2021. The purpose of the survey was to confirm the perspectives expressed by attendees of the workshop and identify new themes and ideas from residents who could not attend. The survey was available from June 30 to October 4, 2021. It was promoted by the Town through its website and social media outlets. The OSC members also took an active role in promoting the survey through their networks with community groups and organizations. OSC members also staffed listening posts at the Town's open space and recreational areas from July through September, distributing flyers and postcards with the information about the survey. Lawn signs were also set up throughout town with the OSC website. A total of 1,057 participated.

What is the Town doing well to meet community open space and recreation needs? Check all that you agree with or add your own. (1,031 answered)



Do you disagree with any of these? Please explain. (366 provided explanation)

Top responses were focused on the bike path, playgrounds/playing fields, and investments and protection of open space.

Bike Path: Many respondents felt the bike path is too crowded and dangerous for walkers. Some suggested widening the path to separate walkers and cyclists, using better signage about safety, and more lighting. The bike path also has limited access points, concentrated at where the path crosses a

street. More access points and ones that are ADA accessible are needed. Specific areas in need of improvement were:

- Brattle Street
- Near Park Avenue
- At Arlington Center/near the High School
- Bow Street
- Near "The Bike Shop"
- Ryder Street
- At Arlington Heights/Gold's Gym/The Res/TJ's
- Grove Street
- Mass Ave at Kickstand Café

New suggested access points to the bike path were:

- At Margaret Street instead of going through the Thorndike Field parking lot
- Between Mirak and Brattle Streets

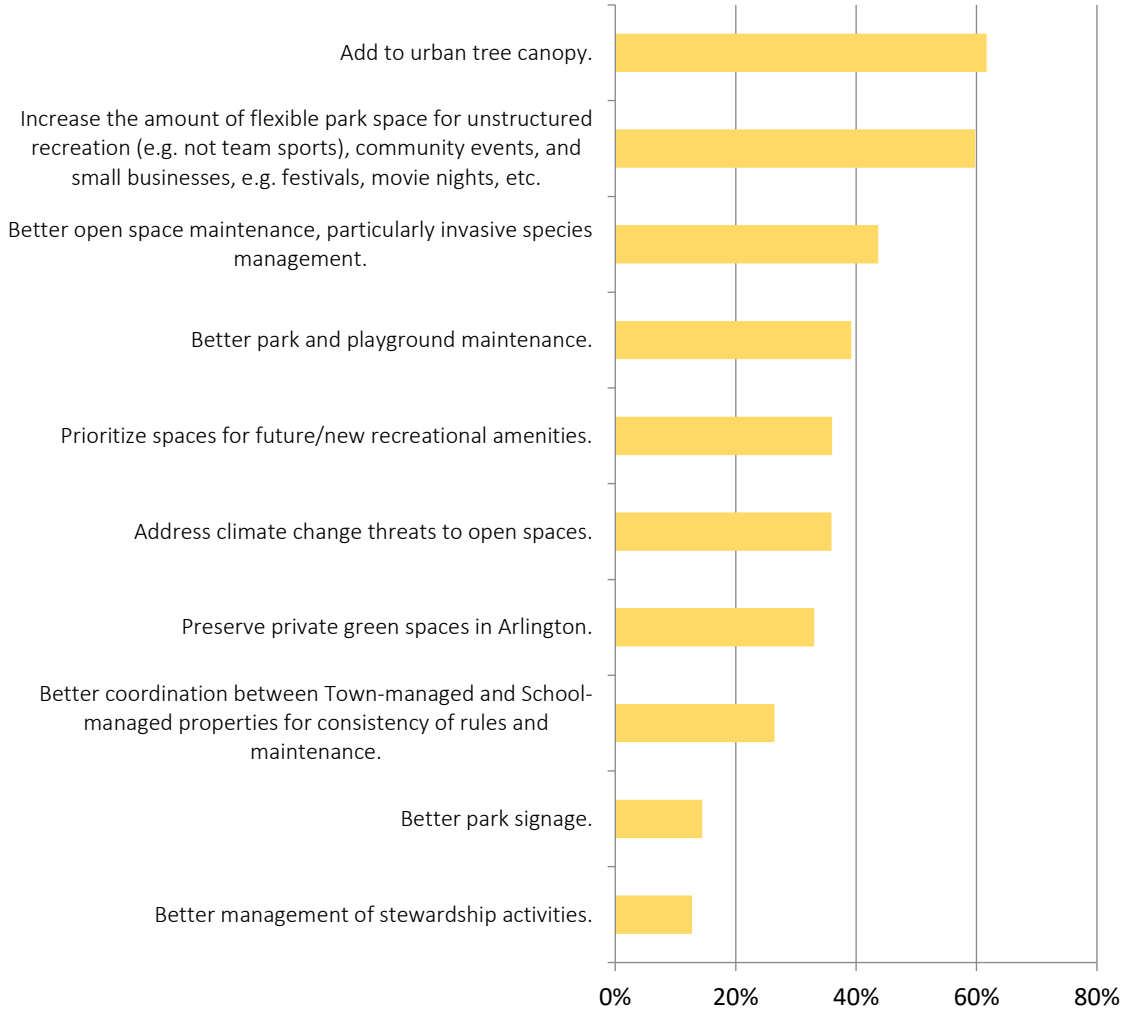
The steps accessing the bike path are not well maintained and are difficult to use for some. More direct, safer connections between neighborhoods to the bike path are needed. Respondents also noted that the bike path needs more maintenance, including addressing pavement condition (potholes) and invasive species.

Playgrounds and Playing Fields: Respondents commented that some areas of Arlington do not have easy access to parks in general. Several responses noted that playgrounds need to be updated before they are in major disrepair and cannot be used because of safety concerns. Of note were Menotomy Rocks, Bracket, Robbins Farm, Peirce, Poet's Corner, Sutherland Woods, and Cutter School playgrounds. More playgrounds are needed with accessible equipment and structures for children with disabilities and special needs, including better-designed playgrounds to accommodate these needs. Shade should also be incorporated into playground design. Some comment that there is a lack of play spaces for older children.

Many responded that there is a need for more diverse playing fields. The interest in soccer and lacrosse continues to grow and the popularity of baseball and softball is declining. They suggested changing field uses to reflect this trend. Others commented that existing fields are allocated for organized team sports, leaving limited space for unorganized activities such as frisbee or "pickup" games. Others commented that many fields need drainage improvements and new turf, such as Hill's Hill, Crosby, Peirce, and Ottoson soccer fields. Related, volleyball fields and outdoor exercise/fitness parks were popular recommendations for new field uses.

Investment and Protection of Open Space: Some respondents felt the Town does not prioritize investing in open spaces for protection. The Mugar property was cited as an example. Some asked how the Town does its prioritization for these types of investments. Comments also noted that most open spaces are programmed, have facilities, or are formally designed, with a few exceptions. There are also comments on the need to make investments in the maintenance and upkeep of existing open spaces including invasive species management and litter clean up. The Town relies heavily on "friends" groups for these efforts.

What more can the Town do to meet community open space and recreation needs? Check all that you agree with or add your own. (1,005 answered)



Do you disagree with any of these? Please explain. (104 provided explanation)

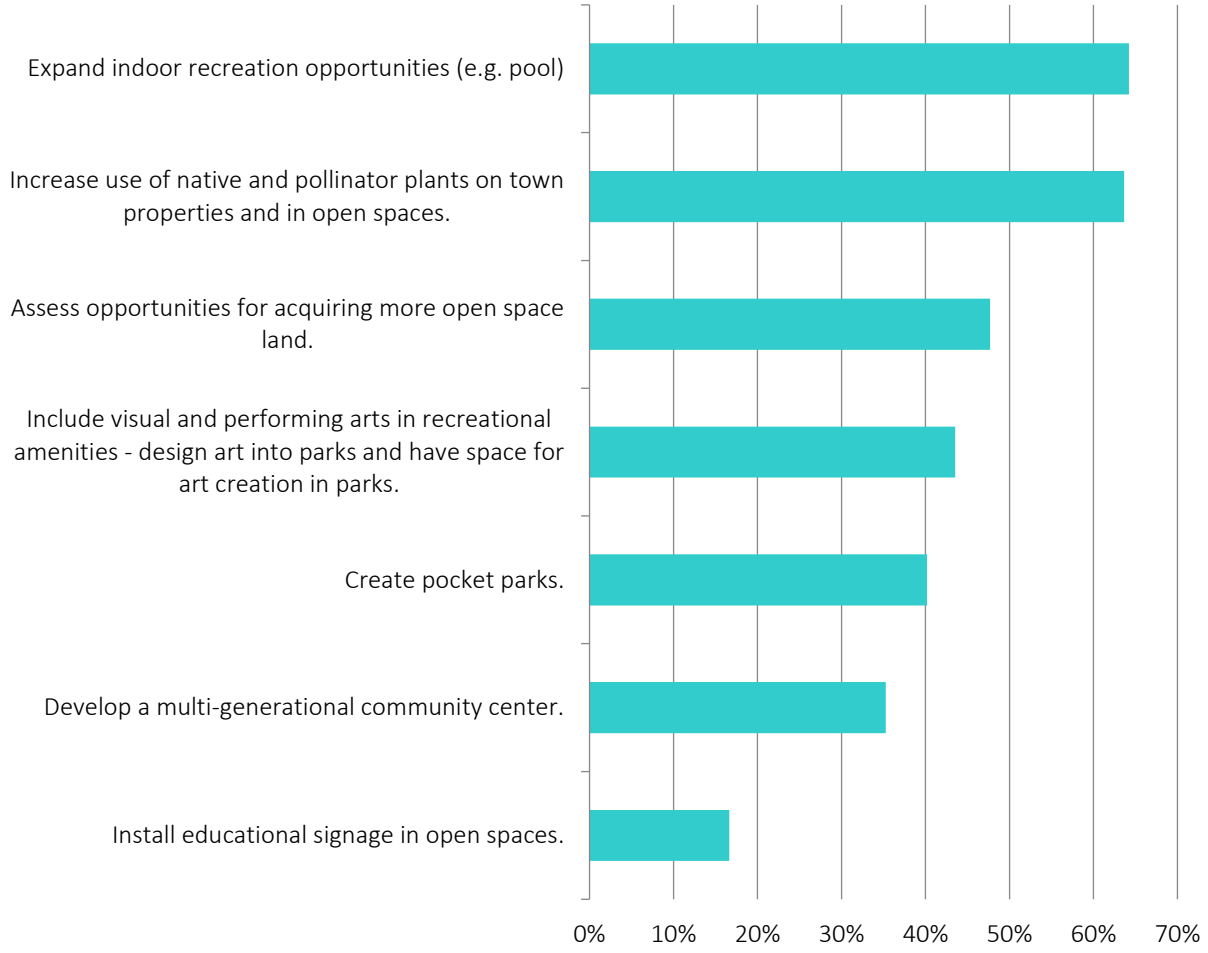
Top responses focused on preserving private green space, adding to the Town's tree canopy, and better park and playground maintenance.

Preserving Private Green Space: Many respondents were unsure what "private green spaces" referred to and asked for clarity. There were concerns that it was not the Town's role to manage private land.

Adding to the Town's Tree Canopy: Respondents indicated they felt the Town was doing a good job in protecting trees and comments focused on how to build on those efforts. Suggestions were maintenance of newly planted trees and incentives that encourage developers and property owners to preserve mature trees.

Better Park and Playground Maintenance: Many respondents felt the Town does a good job at maintenance, but recognized resources are limited to address continued upkeep. Comments pointed out the need for invasive species management, litter and trash, and dog waste not picked up.

What are new opportunities to meet community open space and recreation needs? Check all that you agree with or add your own. (1,015 answered)



Do you disagree with any of these? Please explain. (110 provided explanation)

Top responses focused on indoor recreation opportunities and a community pool, educational signage at open spaces, and incorporating visual and performing arts in recreational areas.

Indoor Recreation Opportunities/Pool: While some responded that an indoor pool would be a great amenity, some felt that it is an unnecessary expense to build and then manage the facility with limited financial resources. Some suggest investing in the pool at the Boys and Girls Club. This should be a lower priority compared to other environmental initiatives.

Educational Signage at Open Spaces: Respondents felt that signage takes away from the experience in nature and eventually becomes outdated. Existing signs are not maintained and defaced with graffiti.

Those in favor of signage in open spaces suggest using scout groups, local schools, and volunteers to develop and install.

Incorporating Visual and Performing Arts in Recreational Amenities: Similar to comments on educational signage, respondents were concerned about the impact on natural areas and one's experience in these places. Suggestions preferred focusing on certain outdoor areas for art installations and performances.

Is there anything else about Arlington's open space and recreation areas you would like to tell us? (391 provided further comments)

Respondents emphasized the need for an indoor and/or outdoor community pool or aquatic facility.

Respondents emphasized the Town needs to do a better job of managing its existing open space and recreational areas. They are concerned when playgrounds are closed for long periods of time or remain in disrepair. Athletic fields need better maintenance practices to address high usage. Invasive species are a problem at most parks and open spaces. Respondents also noted the need to keep parks clean of trash and litter and to provide more trash and recycling receptables at high use parks.

Respondents emphasized the need to enhance and maintain the Town's natural features. Examples include continued preservation and expansion of the Town's tree canopy, use of "green infrastructure" to manage stormwater and address the impacts of climate change, use of native plantings that are low maintenance at Town properties, and leaving more areas in their natural state.

Respondents like the Town's dog park and some advocated for additional spaces to allow dogs off leash. Comments also asked for more enforcement of leash requirements in Town parks. There were also comments that dog owners do not clean up after their pets and encouraged more dog waste bag receptacles and trash bins on the bike path and at parks.

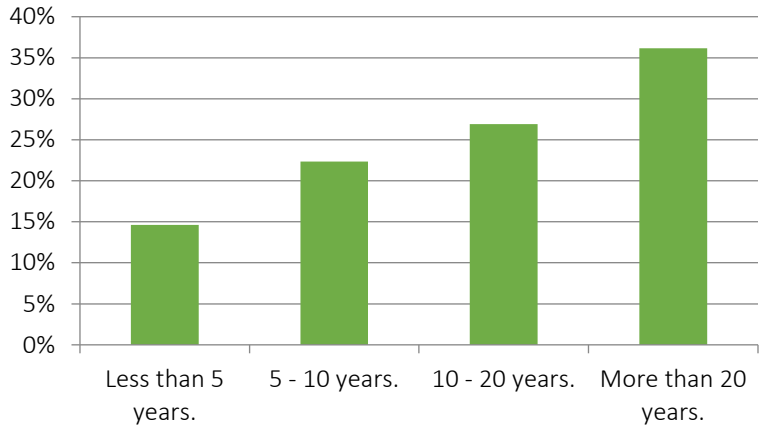
Who Took the Survey

Respondents were asked to provide information about themselves. This helps understand parts of the community we are reaching and where we need to reach out in other ways. Where appropriate, comparison to the 2019 American Community Survey (ACS) Five-Year Estimates (2015-2019) or the 2020 Census if available for the Town are provided, to show how representative the survey respondents are to the Town as a whole.

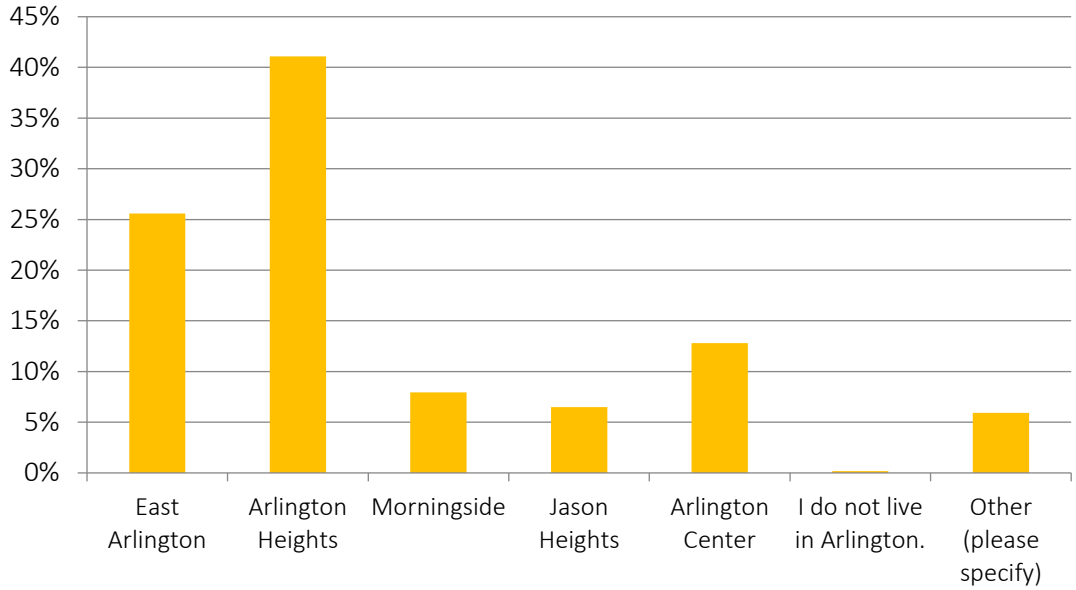
Do you live in Arlington? (1,038 responses)

Yes: 1,034 No, but I visit many of its open space and recreation areas.: 4

If you live in Arlington, for how long? (1,034 responses)



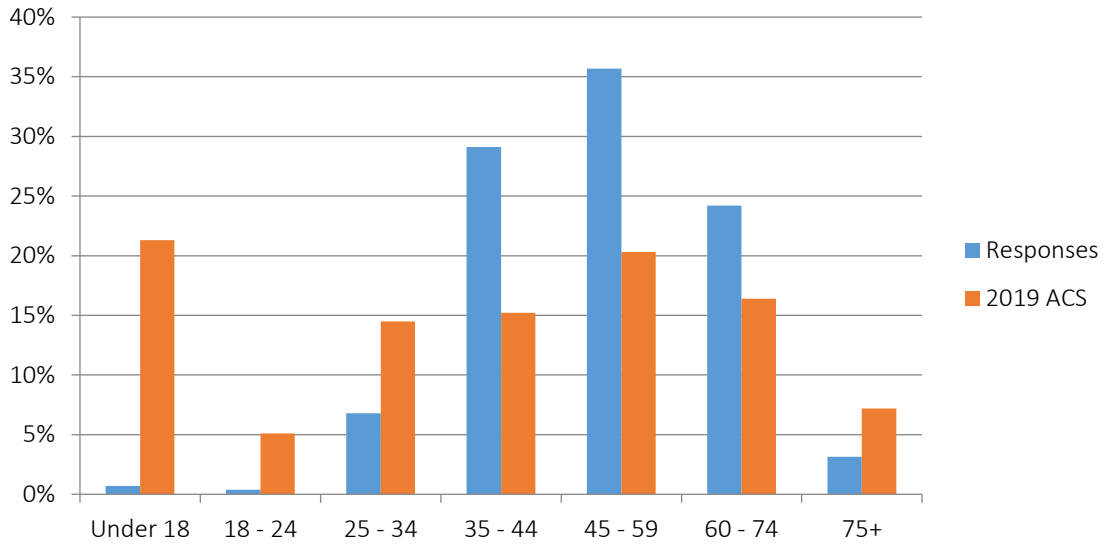
Where do you live in Arlington? (1,034 responses)



"Other" responses:

- Near the Highland Fire Station
- near Arlington 360
- Turkey Hill
- near ice rink
- Turkey Hill
- Near AHS
- Turkey Hill
- Near Bishop school
- near Brackett School
- No Name--just off Highland Ave up the hill
- Turkey Hill aka Sunnyside
- Turkey Hill area, off of Washington
- Brattle Sq.
- Mystic Lakes
- Turkey Hill
- Turkey Hill
- Near bishop
- Mill Street
- Turkey Hill
- Peirce neighborhood
- Amsden Street -- I don't know what these classifications of neighborhoods mean or which one I am in.
- I live in "the Gap" of the Arlington Cultural District between E Arlington and the Center, by Gibbs School, and visit Spy Pond Park daily
- near Farm
- Off Highland
- Up the Highland Ave hill. No name neighborhood
- Mt. Gilboa. west Arlington N. of Mass Ave. is not generally considered the heights.
- Mount gilboa
- (lived in EAST Arlington for many years!)
- Mass ave near Lex line
- I am familiar with all of Arlington
- Turkey Hill area
- Turkey Hill
- Turkey Hill
- Near Bishop school, of Mystic street
- Mystic Lake
- Turkey Hill
- Near high school,
- "Lower Turkey Hill" aka Skunk Hollow
- Mt Pleasant Area
- Turkey hill
- Brattle squate
- near Robbins Farm- not sure if this is Arlington Heights or not
- Stratton Area
- Arlington. Your choices do not include all.
- Turkey Hill
- The no-name land between the Center and the Heights.
- Arlington
- Turkey Hill
- Stowecroft Road
- near DPW
- Turkey Hill
- Turkey Hill
- Brattle Sq.
- Turkey Hill
- Bishop
- Between the Center and Heights
- Mystic lake area
- Arlmont/East Arlington on the Belmont Line Mt Gilboa
- I live in East Arlington, but I chose Other so I could comment: However, this survey makes the same mistake that other Town surveys have made in categorizing neighborhoods. You list 3 different neighborhoods west of Mass Ave & north of Pleasant St. and lump the others into either East Arlington or Arlington Center. Not a good representation for a variety of reasons, including that "East Arlington" is much denser than anywhere else. number of people in a neighborhood should be taken into account when making any plans.

How old are you? (1,017 responses)



Do you have children under the age of 18 in your home? (1,017 responses)

Yes: 53% No: 47%

What is your gender? (998 responses)

Answer Choices	Survey Responses	2019 ACS
Male	33%	46.4%
Female	65%	53.6%
Non-binary	1%	Not asked

Which of the following best describes you? Check all that apply. (975 responses)

Note that in the survey, a respondent could check more than one answer. For the U.S. Census, only one answer could be selected.

Answer Choices	Survey Responses
White or Caucasian	91.4%
Black or African American	0.7%
Hispanic or Latino	2.2%
Asian or Asian American	5.7%
American Indian or Alaska Native	0.3%
Native Hawaiian or other Pacific Islander	0.2%
Another race	2.3%
Multi-racial or Biracial	2.4%

Race/Ethnicity	2020 Census
One Race	92.4%
White	76.2%
Black or African American	2.3%
American Indian and Alaska Native	0.1%
Asian	12.2%
Native Hawaiian and Other Pacific Islander	0.0%
Some other race	1.5%
Two or more races	7.6%
Hispanic or Latino (of any race)	4.6%

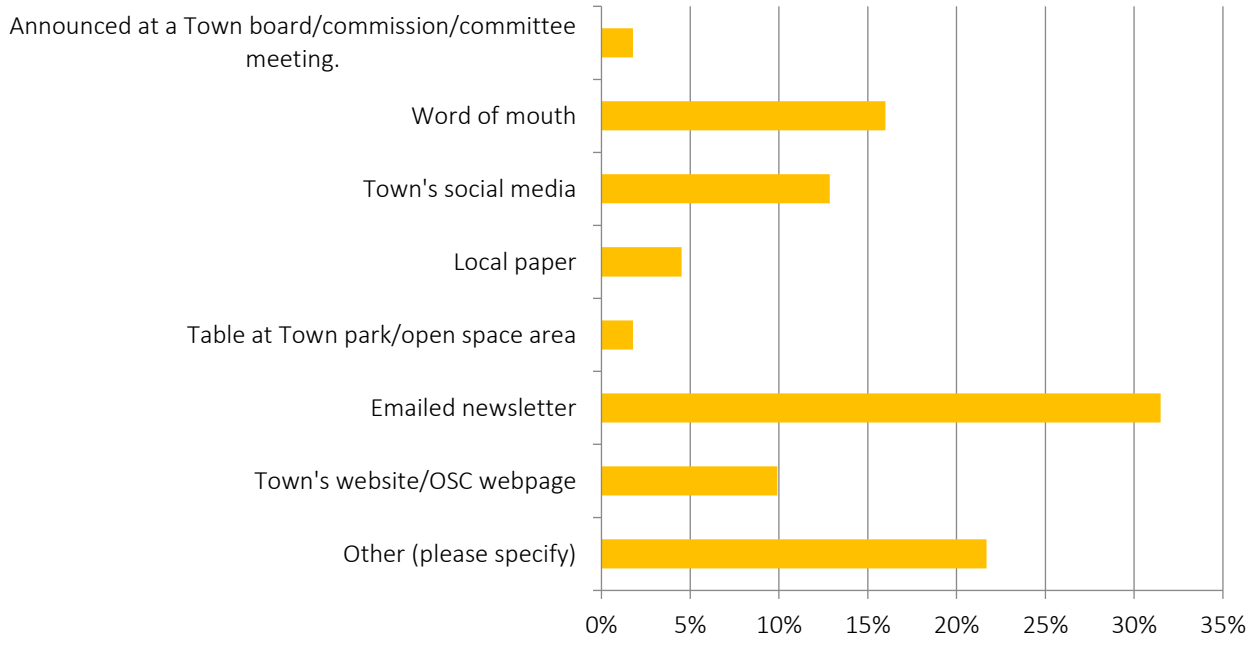
What was your total household income in 2020? (838 responses)

Note that the ACS had more income categories than the survey.

Answer Choices	Survey Responses	2019 ACS
Under $15,000	1%	6%
Between $15,000 and $29,999	2%	See below
Between $30,000 and $49,999	3%	See below
Between $50,000 and $74,999	7%	12%
Between $75,000 and $99,999	8%	12%
Between $100,000 and $149,999	19%	19%
Between $150,000 and $199,999	20%	13%
Over $200,000	40%	22%

Income Range	2019 ACS
Between 15,000-24,999	5%
Between 25,000-34,999	5%
Between 35,000-49,999	6%

How did you hear about this survey? (1,019 responses)



"Other" responses:

- Arlington list
- Shared by friend
- Friend
- Facebook
- Facebook
- Facebook group
- yourarlington.com
- Arlington List
- Arlington List

- Yourarlington.com
- Arl List
- Arlington List (the email list, not the Facebook group by the same name)
- Arlington list
- YourArlington
- Don’t recall first time I heard. But A reminder on AList email prompted me
- Arlington List
- A-List
- Arlington List
- email from a friend
- Your Arlington, and Arlington List
- Arlington email list
- Arlington List (email)
- Poster at park
- Arlington List
- Friend
- Email list
- Bob Sprague's
- Arlington list
- NextDoor
- Arlington List - Bob Sprague's e-newspaper
- Your Arlington
- arlington list
- Ran into an osc member who told me about it
- Arlington List email
- Via email and at Spy Pond Fun Day
- someone put a notice on Next Door and today a small sign on side of bike path no one notices
- Town email
- Nextdoor.com
- Next Door
- Nextdoor
- nextdoor app
- On iNaturalist, posted by the Arlington Ma Invasives (ArMI) project.
- EALS emails
- son of Bryan
- attended an online open-space forum
- A sign stuck into the ground on the side of the bike path. The QR code was helpful to make it quick and easy to get to the survey.
- Spy Pond Fun Day
- Fun day festival
- Arlington parents fb post
- YourArlington.com
- a volunteer passed out a flyer while I was walking in Robbins Farm Park the other day
- Facebook
- Arlington Gardening FB group
- Facebook
- Precinct Town Mtg Member emailed
- gardening page on FB
- town resident posted on Arlington gardeners Facebook page
- Friend forward
- Facebook
- Facebook post
- Facebook
- Arlington Politics Facebook group
- Facebook
- FB garden group
- The Arlington List facebook pg
- Facebook
- The Arlington List Facebook group
- Facebook
- Neighbor sent it
- Mentioned by town official.
- Town email
- Town Notices
- Town email
- Town Email
- town email news/notices
- Asked directly by a town employee to complete it
- Town notices
- Email from Planning Dept.
- Zero Waste Arlington
- Email to Zero Waste committee
- The ZWA mailing list
- Open space committee
- Facebook
- Farmer's market
- Facebook
- table at farmers' market
- Town e-mail
- yourarlington.com
- Your Arlington
- YourArlington
- Arlington List
- Neighborhood email list
- Yourarlington.com
- Your arlington
- The Arlington Email List
- Arlington list serve
- Your Arlington, Bob Sprague
- arlington mailing list
- Social media
- Facebook
- farmers' market and arlington list
- Google News
- Arlington List
- Facebook
- the Arlington List
- Email from a froend
- YourArlington online news site
- Town Email List, Arlington Email List
- YourArlington
- Email from the Pool committee, and a resident that posted about it on Arlington List
- SM post by YOU Arlington
- Many of above.
- Arlington list
- Facebook group
- A-Pool
- A-Pool
- YourArlington
- Neighborhood group list
- A-Pool
- Email from David White
- My town meeting member sent it to me.
- Hidden, found by chance
- flyer handed to me at me at Menotomy Ricks
- Email from Ann LeRoyer
- Friend emailed me
- ABAC list
- Arlington Patch
- I have belong to Arlington Land Trust, MyWRA as well as the Arlington Historical Society.
- Menotomy Birds list-serv
- email list
- Sustainable Arlington list
- Ann LeRoyer
- Arlington bird group
- Ann LeRoyer’s e-mail message
- Subscribed to the Arlington up emma
- News aggregator (news.google.com) focus on Arlington
- google news
- Town of Arlington email
- Email from town
- Farmer’s Market
- We need more signage about stuff like this in the parks!!!
- Patch
- Arlington patch website
- During disability committee meeting
- Town notice

- Arlington parents Facebook page
- Are land trust email
- Land Trust
- Friend
- email
- Arlington parents Facebook page
- Facebook post
- Facebook
- Facebook - local group
- Arlington Parents on FB
- Yard sign
- Menotomy bird club email
- Town Email
- Listserve
- Town notices email listserv
- Arlington fights racism shared it
- email in my inm-box
- Emails from town
- Social media
- Handed postcard at Res
- Friend
- A dog
- facebook
- Facebook page
- Pierce School Facebook
- Neighbor shared on social media
- facebook
- Facebook
- Facebook
- gmail group
- Facebook
- https://www.yourarlington.com/easyblog/entry/31-recreation/3036-pool-080321
- Your Arlington and A-list
- Arlington List
- Facebook
- Arlington List email version
- Arlington social media group
- Your Arlington
- Facebook (via yourarlington.com)
- Your Arlington
- Your arlington
- Local email listserve
- Jeremy Gregory of A-Pool email
- Handout at magnolia park
- table at the farmer's market
- I think it was in an email (I'm subscribed to both Arlington List and to the Arlington announcements/emergency notifications so not sure which)
- I don't remember but likely email
- At magnolia concert
- Group Facebook page & Bob Sprague
- Town Emails
- Word of email
- Town alerts
- Arlington Gardeners - Facebook page
- Carrier Moonbat.
- Table at farmer’s market
- Flier on a fence
- Facebook
- facebook
- Facebook, A-dog page
- Facebook Arlington List
- Arlington list
- Facebook
- A list
- Friend’s social media
- Facebook
- facebook
- Facebook
- Facebook post
- social media
- Linked on Facebook group
- Neighborhood social media
- Friends of Menotomy Rocks Park FB page
- Resident posted on FB
- via town contact
- YourArlington website
- Facebook post

Responses to Open-Ended Questions

What is the Town doing well to meet community open space and recreation needs? Check all that you agree with or add your own. Do you disagree with any of these? Please explain. (366 provided explanation)

- could use more open space and fewer tear down mcmansions being approved
- I see proof of the assertions, but I do see a lot of building going on. Couldn't some of that land have been bought by the town to keep us from the glut of apartment buildings?
- Re: the bike path. I was injured in January 2020 while walking on the bike path. I was knocked over by a very young rider who was frishtened by oncoming bicyclists and cycled into me, ahead of him. I spoke to the city about it but given covid 19 thought there were other town priorities. I Had been told there were considerations such as widening the path, having different times for walkers (me) and bikers, etc. I would like to safely walk on the bike path and ask for current consideration of the problem . and notice of any actions , etc.
- I wish that the town prioritized recreational spaces that arent for team sports. Like individual exercise, cycling, and mountain biking. Also, I would like to better access onto the bike path.
- The bike path and other open space areas are too crowded.Town does not prioritize open space. Too much of what is open space is redeveloped by landscape architects which leads to the loss of trees and bushes. New ""plantings"" will take 30 or more years to make any environmental impact.
- Don't have detailed knowledge of how much the town prioritizes open spaces. Also, there are limited open spaces to work with, so 'variety' is a qualified response - variety given the options.
- No parking - Window on the Mystic. No new open space has been added in years. Off-leash dogs are a problem everywhere, esp. Menotomy Rocks.
- We need more dog parks and deliberate pollinator gardens.
- We need more dog parks PLEASE!!! We have only one in town and it's hard to get to, especially around rush hour. Please make space for pollinator gardens!!
- Can't speak to what town is doing.
- Not disagree, but I don't know enough about the ones I didn't check.
- Many of the open spaces are already at or over capacity. This is especially true of the bike path. Considering how overbuilt the Town already is, and considering the fact that the Town government (Planning Dept., Selectboard, Town Manager, Redevelopment Board, etc.) is intent on radically increasing population density, the existing open spaces are inadequate to the needs of Town residents.
- No
- Regrettably too little investment in areas such as Cookes Hollow (of considerable local environmental and historical value) and benches/tables in places like Menotomy Rocks Park, where they are literally falling apart and consequently anything but inviting to sit on
- I'm just not sure about "investment and protection" of open spaces. It seems it would be good to maintain playgrounds as they age, instead of allowing them to fall apart and need complete replacement. Also, I like to have quiet places to walk, and don't appreciate how the new mountain biking craze has led to cutting down of trees and digging of holes to build jumps for mountain bike

enthusiasts to use at high speeds. I think Arlington's Open Spaces are not large enough to accommodate both quiet and fast-paced outdoor activities. And there seem to be no rules, or rules aren't respected.

- Need more emphasis on adult entertainment, not just kids.
- No. But I'm not informed enough to answer.
- As far as recreational programming, good as far as it goes for young people, but sparce for adults. What about horseback riding? Croquet? Ping Pong, Badminton, Adult women's soft ball, soccer, etc. whiffle ball, horse shoes, tree climbing, swings for adults (stress reducing) 'soft hiking' Reservoir Beach open sooner, close later...what happened to wind surfing on Spy Pond? More places to fly kites! Outside dancing...
- Most of the open spaces are playing fields and playgrounds. How about more woods or other natural areas.
- We need more facilities/space for recreation activities.
- More parking is often needed near these spaces and others. Town windfall from US covid relief could have gone to building a parking structure.
- The Town does a terrible job of maintaining open space, fallen trees,, rubbish etc. are allowed to collect for many years, paths are ill-maintained - some almost impassable.. We have far too little open space for our population, and while the Planning Dept. pushes for more density,, in recent years no effort has ben made to increase it.
- Bike path is great but would benefit from easier access
- Some of the playgrounds look a little worn; I realise time and budget are limited. The timing of the school playground inspections was really unfortunate.
- Yes. The bike path is too crowded. It would benefit from adding a walking lane, wherever possible (I realize this is not possible in some spots), and clear signage for lanes to walk vs. ride. The Town's priority for investing/prioritizing open spaces is questionable. The Mugar property is an example. The Town should buy it and turn it into usable open space.
- The town could do much more to" prioritize investment and protection of open spaces." There could be more tree and invasive management, upkeep of benches and lighting and keeping broken things repaired, flood control management on more of the Mill Brook. My example is Mill Brook at Cookes Hollow. Cookes Hollow looks abandoned, Cook's Hollow is a hidden gem, historical, and should be resored to the award winning condition it was in 1974. Some of the only care to the Park is by private citizens: Boy Scouts and Cookes Hollow volunteers. And also should incorporate some of the same storm water control features of Wellington Park. And rebuild the banks.
- It would be great to have better access to the Res from Mass Ave. For instance, there could be painted foot prints from Mass Ave to the Res and also some signs.
- Recreational programming lacking and doesn't seem important. Reservoir beach could be great but managed poorly and so dirty much of the time. I feel like the town prioritizes helping developers make money and circumvent town ordinances and everything else like open space gets far less attention. access to existing open spaces is not bad but could definitely be improved. The Rocks Park, window to the mystic and Cooke's hollow are three places that could be improved for instance.
- 1) The playgrounds are fine. 2) The playing fields are all geared toward soccer and baseball. There aren't any plain open spaces where people can play frisbee, for ex., or bring some bocce balls. They are all just for established team sports. 3) The bike path is not easy to access in certain spots. The main points of access are where it crosses a road. 4) From what I have seen over the years, the town

hasn't prioritized protecting the remaining open spaces at all. 5) There is not a good variety of open spaces. They're pretty much all for sports and playgrounds. The Town Gardens, Spy Pond and Robbins Farm are the only exceptions. It would be nice to have larger open spaces where there can be places to gather for arts and music purposes.

- There is a demonstrated lack of maintenance at parks and pocket parks, lack of thoughtful maintenance. Just mowing can at times be counterproductive when a growth of native wildflowers would be beneficial. Trees need more attention. Cull Norway and Ailanthus saplings and replace with native trees particularly along bike trail. Please. A Japanese Knotweed protocol is needed: a swat team of sorts to eradicate small patches and a list of problem areas. Please stop removing public benches and picnic tables to address youth issues. Please stop cutting trees to address youth or other types of vagrancy. i.e., edge of Buzzell Field and parklet between bike trail and Mill Street. Bike path has lots of poison ivy and knotweed in certain places.
- I feel like we do not have a lot of larger open space. Wild areas.
- Most of them actually. In particular Arlington seems to not care about protecting open spaces that are not already formally designated as parkland.
- The town relies too much on volunteers to tackle the invasive plants seen on the bike path.
- Arlington has a lot of opportunities for very young kids to recreate (1-12 years) but there are very spaces for the middle and high school kids to be outside, enjoying physical activities outside of organized sports. And a lot of our fields are in disrepair.
- I disagree with most of them. For instance, the Bike Path does not have enough access points.
- I'm not sure I'd say that the Town prioritizes investment and protection of open spaces. But they may not have the resources.
- It would be nice to have some more connections from the bike path to the street in the areas where the bike path is elevated. There are some places where a set of stairs to get down to the street would be helpful.
- I don't know enough about the Town's investment in parks and open spaces to comment. I applaud investment, but disagree wit h some aspects of chosen designs; specifically, anything that results in the loss of trees.
- There are not enough swimming opportunities in Arlington, especially year-round and for adult swim (laps, water running, etc.). The recreational programming is not large enough to meet demand (youth swimming, youth tennis for example). Playground repairs could/should quicker. Access to the bike path at Brattle St and near/ish Park Ave could be improved.
- The communication over the inspection and closure of most of the playgrounds has been lacking. When will all the closed playgrounds be fixed?
- Renovation spending is based more on politics than need. That is why so much is spent on Robbins Farm Park as compared to say Lussiano Field
- Bike path is good, but access is hidden/not easily found. Weed control along edges is infrequent and iffy (poison ivy, Japanese knotweek, etc.). Recreational programming for seniors and older adults is too limited. Look at the catalog. More yoga, tai chi, pickle ball, strength training, gentle aerobics should be listed in the program and offered much more frequently. There needs to be a public swimming pool. It should have more hours for open swim/ lap swimming available to adults. It should be housed in a public rec center with other programming. There should be signs leading to open spaces, with the names of playing fields and playgrounds easily seen. Hill's pond it not at Hill's Hill, etc. Very confusing. Playground at ""Poet's Corner"" is a mystery to many. Where is Whipple Hill?

Turkey Hill? What are the woods by the old Symmes Hospital called, and where do the public trails start? Etc.

- I don't think the Town invests enough in it's parks, fields, playgrounds and open spaces. Can't rely on just CPA funds.
- Bike path needs better access and management
- The town's recreational programming is OK but surrounding towns have more programs of interest to my family
- The recent playground assessment was done at a tough time when kids were going back to school, seemingly without any real plan to fix any of the playgrounds that were identified as problematic. We are left with a bunch of playground with caution tape and no plan to fix them.
- The bike path…the entire town can benefit with better connections to the Minuteman Bike path.
- We need more maintenance on parks. There is such heavy use of our parks
- Playgrounds are often in disrepair. So many of the school playgrounds were closed down right before school started this year due to safety concerns and, at least at the Stratton school, no progress had been made on repairing the playgrounds. It's been a month! Who knows when/if the playground will be reopened.
- bike path access could be improved near the high school and at Bow Street and near "The Bike Stop" area.
- I don't think the town prioritizes investment and protection of open spaces. The decisions I've seen over 30 years generally show an inclination to build and pave instead of protecting open spaces, setbacks, and realistically honoring flood zones.
- Access and parking at Thorndike field for kids practices is sometimes hard and not adequate.
- Sometimes it is hard to access the bike path. And I wish it wasn't so overgrown with knotweed. The variety of parks is good --- amazing even. And the renovation of Robbins park was good, but I wish it hadn't shut down the safest sledding hill. I'm looking forward to the mill stream improvements.
- Too many of the "open spaces" are really athletic/playground focused. We could use some more woods. And it would be great to clean up the Mill Brook and turn it into a stream that could be accessed, waded in and played in. It's a garbage dump currently. Also more spaces like the town orchard. Would be great to have a big community garden (a la Fenway)
- Not nearly enough green space, many playgrounds outdated and not fenced so not usable by younger kids. Rec programs always super full! Too many off leash dogs.
- No
- Bike path is great but access can be poor (e.g. Washington St.)
- We need more diverse use and/or acquisition of open spaces. More urban agriculture and public art. More interesting landscape forms and amenities to attract all generations. More special events (music performances, family picnics, food truck festivals, carnivals, organized clean-ups, etc.)
- Recreational programming for adults and seniors is lacking.
- The bike path could use more signage such as asking cyclists to slowdown in dense areas such as Arlington Heights, Arlington Center, and Spy Pond. Reminders could also be put in place to remind groups of pedestrians not to spread out along both lanes but to step to the right or to walk in groups of no more than 2 (otherwise it creates a dangerous situation because it’s hard to see around them)
- i am unaware of arlington's recreational programming. how is this information disseminated?

- Yes, most. The open spaces are not diverse. They are either playgrounds and soccer and baseball fields or wooded walking paths with no benches. We need more diverse spaces, spaces to gather, have festivals or markets, places for people to play other sports such as tennis, pickle ball, bocce, and more places for dogs, AND SWIMMING!
- some of the fields are in weird places
- The town apparently prioritizes recreation spending over over investing in and protecting open spaces. For example, some of the worst infestations of invasive plants can be found adjoining town property along the bike path (DPW, High School, Ryder St.). The town has offered invasive seminars to volunteers, but has not invested in training DPW weeders to identify and pay particular attention to invasive removal The Land Stewart program for conservation property needs revitalizing and re-visioning priorities toward upgrading native plant diversity/invasive removal in addition to trash pickup.
- The town does not prioritize open space. Instead it encourages building on every available square foot of land.
- The bike path is great but access could be greatly improved. Most of the access points I use are through private parking lots or quiet side streets that become obstructed by vehicles from local commercial businesses.
- There is often a lot of trash on the ground at the playgrounds and parks we frequent (namely buzzel field and buck field near the hockey arena), every day there is trash in the ground (mostly Dunkin Donuts trash), maybe having trash cans with lids would help that some, but also people are just littering, not sure what exactly to do about that (shame signage about littering??) but wanted to mention it here on the survey bc our toddler often picks up garbage and tries to eat it, it drives us crazy.
- The bike path could have better access routes. I've had to bushwhack a couple of times to get on it (sometimes with a bike). The same is true about our open spaces. The Great Meadows is easy to get to but others are tricky to access.
- Too much is spent on team sports. Put more funds into sidewalks, parks, playgrounds, trees, etc.
- I don't think we have much open space in town, but that's just a result of geography
- Bike path is not accessible in Arlington Heights. I am not aware of recreational programming. Parks need greater attention - more trees, more landscaping, and better maintenance.
- There are a number of small open spaces along the public streets that the town does not do a good job of maintaining. One in particular is a small piece of land near downing square, next to the snow blower repair place. It is covered with knotweed and the snow blower company has broken lawnmowers and smowblowers parked on the Town owned land. How can the Town improve maintenance and control of those small open spaces to beautify the Town?
- Playground equipment could be better updated - Menotomy Rocks, Brackett, Robbins Farm, Cutter School playgrounds are all run down with lots of broken equipment
- A lot of the towns parks are older and falling into disrepair.
- the space at the bottom of Symm's Hill is now inaccessible because of the trees that fell on the Summer St and side walks were placed there and never removed, so it's hard to go in there and walk.
- communication about renovation opportunities is not strong
- Park renovations are very delayed. Equipment is broken and unsafe. Capital plan needs to include more regular playground replacement.
- n/a

- While it might be true that Arlington provides good recreational programming, I haven't a clue what it might be. Communication is part of good programming.
- the access to the bike path from Ryder st is often blocked by trucks from the landscaping company next to the path
- Bikeway is poorly maintained and unmarked.
- I wish there was more open spaces. I appreciate the recent improvements at the REZ and other spots - thank you CPA.
- No
- I don't see enough "protection of open spaces.", specifically countering the damage that mountain bikers are doing to some of the woodlands.
- Need examples to back up "the town prioritizes open space". Thus is not aparant
- Monotomy Rocks Park is too small for a mountain bike trail
- The town does not have a lot of open space.. it needs to do more.
- I'm glad that the Res is finally being renovated, but it had been a very long time. I would like to see the weeds removed more often.
- Would be hard to address all the conflicting interests concerning public spaces. Arlington is a densely populated town with limited opportunity to add to the existing open space.
- Open space areas are too limited. We need to acquire more conservation land.
- We have lot of park and play ground but we are missing outdoor Volleyvall courts on the ground. McLennan or Robbins park have enough space for such court.
- The town has NOT invested in keeping Spy Pond Firld safe and useable. The crumbling old stadium seating is dangerous and not maintained at all. There has been no maintenance in the 40+ years I've been seeing that structure disintegrating. Are we waiting for someone to be hurt or worse? Or is there just no interest in investing in the maintenance of this town asset? Very disappointing.
- I disagree with all of the above. The Town has done a LOUSY job of recognizing or understanding, among other things, what works well for use allocation(s) for given pieces of land, private, public, commercial, residential, green space, athletic fields, parks... One of the worst examples is the former single bit of green ""alleviation"" of the Massachusetts Ave. continuous ""strip"" that is now becoming a ""big box"" high school that did not need to be if the Town had thought about a school ""campus"" and taken an area that had been, e.g. a Buick dealership. We have all been on the area of Longwood Ave in Boston that is just a big street and ""two walls."" So much for Boston. Arlington doesn't need that kind of raw imposition.
- Bike path maintenance needs improvement
- The ones I did not check.
- Re renovation. The plan to close down portions of all of the parks the weekend school started feels like very poor planning. Is there a long range plan and funding allocation for renovating parks?
- I feel like the town could have more recreational programming. For example, the beer garden on Saturdays has been lovely, it is too bad it is just 1 day a week and just for 1 month. There should be more outdoor activities like that.
- Accessible play grounds are a need in Arlington. Accessible play grounds include play grounds with proper fencing to prevent elopement (for example, when a child with autism has a tendency to "bolt").
- i only checked what applies to our family/what programs we actively follow.

- I think that Arlington prioritizes cars (parking and driving) over everything else, but I think playgrounds and the bike path are a close second.
- yes see above. too many new buildings right up to the street, no grass, nothing.
- The Town needs to do a much better job with invasive species control and other park maintenance. McClennan Park is a prime example of this as invasives are out of control.
- The bike path is not great. It has become extremely dangerous for pedestrians. Bikes have bike lanes on the roads so why do they need to race along the path when racing along the roads is appropriate. Put in the occasional speed bump and that will help slow down cyclists.
- Don't disagree just unaware of how the town prioritize investments and protection of open spaces, the open spaces of Arlington are one of the best things about Arlington and should absolutely be protected if not expanded.
- Bike path is great but it should be reserved for cyclists. Cyclists are not allowed on sidewalks and are not safe on the streets.
- I don't believe that the majority of playgrounds have accessible equipment ame play structures for people with disabilities or are accessible for people with disabilities
- no
- The town should be working harder to maintain existing spaces and fix old ones. We also need all trash cans covered to reduce the rat issue.
- I am not sure there is a variety of open spaces. All I can think of are parks and fields.
- I think the maintenance of athletic fields and accompanying structures across the town could be improved. The mildest of rain fall causes pooling on baseball fields and renders them unusable. Many soccer fields, particularly those in our k-8 schools would benefit from professional overhaul to improve drainage, and promote and maintain grass growth.
- yes
- Many open spaces are not accessible bc of the lack of enforcement of leash laws. Adults and children alike cannot enjoy most of the open spaces bc they are approach and sometimes attacked by off-leash dogs not under control outside of off-leash hours or at locations that don't even have off-leash hours. It's an absolute scourge on the town (and I used to be in favor of off-leash hours).
- (1) For recreational programming, sometimes it fills up too quickly. Hard to get a spot for ""hot"" activities. (like tennis, swimming, ...) (2) The playground (Bishop) closest to me is currently missing play structures. The old one was hauled away recently and there is no replacement.
- Resources are spread too thin with regards to playgrounds. I'd rather see fewer better playgrounds. I know that's probably hard to do politically...
- The larger Peirce playground needs complete renovation, especially as parts of it are condemned right now, and grades 1 -5 rely on that as their only playground.
- Playgrounds are not well maintained.
- Multiple playgrounds around town are not in great shape especially for the amount of children in Arlington. On top of that with the last 18 months (and for however long in the future) the use of outdoor space is of high priority. We just moved from near Parallel Park to near Bishop with two very young kids and really believe Bishop needs to prioritized for outdoor play. It's vital to kids well being to have opportunities to be outside and use their body.
- The things I didn't check off were simply because I don't have experience with them yet

- We are very concerned that the "big" playground at Peirce is not usable. Our daughter broke her arm in a fall off of the big slide two years ago, so it's always been unsafe, but now it's literally unusable (with orange fencing wrapped around certain features). Eighty percent of the students at Peirce use the big playground, plus the after school program and the community at large, and repairing/replacing the structure should be a priority.
- I don't agree with the idea that the town does a good job of identifying and renovating park/playground spaces. I feel a lot more investment could be put there in a town that is so full of families and young kids, especially now that playing outside is often the only thing you can do safely with kids during the pandemic.
- Maybe inspecting the playgrounds to close many of them right before the first day of school wasn't the best timing.
- While the Town does a great job of slotting playground renovations in the capital plan, it doesn't do much in the way of outreach or connection to the players on the ground, in terms of renovation. E.g., the capital planning committee and / or any renovation groups working for Parks and Recs should *go* and *talk*, proactively, with schools to see what the playground needs are, esp. if owned by the Town and on school property.
- I'm not sure the Town keeps up with playground renovation.
- Need a town pool!!! More access points for bikes/strollers on bike path needed. Better maintenance on playground / parks so they don't get taken down / closed. More outdoor rec classes / opportunities for kids.
- Neighborhood parks, such as Parallel Park are neglected. Cordoning-off the park's play structures during the height of summer was a terrible decision. Deciding to push the renovation of Parallel Park to 2026 is criminal.
- On pg 18 of the 23 page slide show from June 10, 2021 that references Studies, Reports and Plans, I do not see the analysis that was performed by Laura Fuller and reviewed by Dean Carmen that indicates that while Arlington youth participating in organized soccer number approximately 2200, and those participating in organized baseball or softball number less than 700, the facilities that are available to each of these groups is Inversely proportioned. It's an open secret that the Parks & Rec Commission has long-favored underused baseball fields to highly-utilized soccer fields. So, I ask, was this analysis ever sought out? I know that the information has been presented to Parks & Rec. In the same vein, on page 14 of the same slide presentation, the use of the phrases ""ballfields"" and ""multi-use fields"" is disingenuous and , in my opinion, intended to again obfuscate this issue. ""Ballfields"" are ""baseball fields"" and ""multi-use"" fields are ""soccer fields (with occasional use for lacrosse)." Here's my larger question: If 1200+ Arlington families want more soccer facilities (turf, especially) but the Arlington Soccer Club doesn't want to fight for them, does the town then assume that additional soccer facilities are not needed? If so, that is, in my opinion, an inappropriate assumption for the town to be making.
- I wish existing open spaces could be found and accessed more easily. I don't know how or where to access the bike path, playgrounds, or fields or what open spaces currently exist, how to find them, whether there's parking, etc. Where can I get that info?
- Although I really like the bike path, it can be difficult to walk on with so many bikers on it.
- The sewer overflow in east Arlington by rt 16 makes me disagree with the idea that the town protects all open spaces. It's raw sewage. Please.
- I do wish there were more open spaces with more seating opportunities.

- There needs to be a way to access the bike path from Margaret Street without going through the Thorndike field parking lot. It is dangerous for children to cut through the parking lot to access bike path.
- Some open spaces need better accessibility for those with disabilities.
- Arlington does not have a public pool. The upkeep of some of the public parks are better than others. Access to the bike path could be considerably improved in the Heights.
- No, just don't have enough information on some
- Some Bike Path access points are dangerously in need of repair, such as the Brattle Street access point's road leading up to the bike path. No stroller, bike, or even small children's feet/let's can handle the insane potholes.
- Accessibility and/or variety of open spaces: Open spaces should be more dog-friendly or there should spaces where that are more specifically dog supporting (Thorndike is too small/crowded and not easily accessible).
- They are under-resourced in most cases. What is done is done well enough. Bike path access is far from optimal, e.g., at Hurd field (in progress?) and at Brattle St., where the private way is very potholed and the stairs seldom shoveled. In many cases, deferred maintenance of greenery is regrettable.
- Cannot speak to the renovation opportunities
- I don't disagree per se, but I don't know enough about #2 and #3 to evaluate
- Many playgrounds are neglected and in need of updates/renovations
- Need More places to access bike path and better access points
- I have no idea if town prioritizes open spaces.
- The bike path should make sure that speeding bikers travel on Mass Ave. It feels dangerous to be walking or biking slowly on the bike path.
- Bike path needs more ADA accessible points of entry.
- I wish the bike path had more access points, especially between Mirak and Brattle Street.
- I don't know enough about recreation programs and playground/playing field maintenance to accurately answer. The bike path is great but access needs to be improved.
- Bike paths through Arlington are not great and not easy to access. While the Minuteman path is fine where it doesn't share the road, bike paths along many other roadways in Arlington are treacherous. Drivers regularly flout the 25 mph speed limit, with no observable enforcement. The bike lanes shared with cars along Mass Ave and other places feel dangerous and an impediment to transportation in any form other than by automobile.
- I do not agree that the town prioritizes investment and renovation. The Bishop playground is boarded up, and there is caution tape all over Parallel Park. This is unacceptable. We need to allocate some capital funding for "break fix"/urgent repairs.
- While their are lots of good spaces, they are not in good condition.
- The reservoir is overpriced and closes way too early every summer. Town should make better use of this resource!!!
- The bike path could be so much nicer if Maintained.
- What does the Town do to provide recreational programming for adults? I've lived here 25 years and never noticed anything. We get a flyer about recreational programming for children, but as we don't

have kids, this doesn't apply to us. We'd love to see some stuff for people our age (50s). Teach us how to play soccer!

- In general, the town needs to continue to improve its physical accessibility. This is understandable in natural settings.
- No
- Bike path can be a VERY dicey experience, IT IS A PATH NOT a RACEWAY!!!
- 1. The use of the term "open spaces" instead of green spaces prioritizes expanses of lawn over trees and meadows. 2. If the Town prioritized investment and protection of green spaces, it would not have prioritized open lawn over shade trees in the small park in front of the Cyrus Dallin Museum. I know the argument that some of the trees were diseased: that was not true of all of them. I know the argument that the town wants to create an accessible path where the trees were: I have friends with disabilities who insist that an accessible path could have been created without the destruction of trees. But the Town has repeatedly stated that it wants to turn this into an "open space." 3. If the Town prioritized investment and protection of green spaces, the SB would have passed Beth Melofchik's Warrant Article asking that Arlington's tree canopy be designated a public health resource. 4. If the Town prioritized investment and protection of open spaces, the Redevelopment Board would not favor zoning changes that reduce or eliminate setbacks.
- The bike path is great but should be widened slightly and painted so one half is for bikers and the other foot traffic.
- Some playgrounds are very old and parks minimally maintained
- It would be great if there were some public tennis courts in East ARlington as well as consider having a public pool like all of the surrounding towns.
- Some renovation opportunities seem to be missed - a major one is Poet's Corner - this would be a great park/playground if it was kept up, but it is hard to get to due to lack of maintenance of paths (some of this might be due to the land/parking lot owned by St. Camillus?), the playground could use some updating and repair, and the fields are underused. There is also a wetland space that could be lovely if paths etc. were added.
- Terrible on park renovation and many playgrounds need repair. One at poets is dangerous
- Parks need renovation. Redoing lines in parking lots and trimming back trees etc.
- Sections of the bike path need to be replaced due to drainage issues and roots.
- The Town officials care more about hot-air posturing, pushing their own disgraceful politics, their fraudulent appearances, empty lip service - and ultimately, revenue, to pay for their own indulgent excesses, than it cares about open parks that real people can actually use - all while the roads and infrastructure are a shameful rat-infested ghetto, and while the schools lay crumbling for decades so the Town officials and their union friends can justify tearing them down and replacing them with expensive eyesores - all to put our money in their own pockets. The Town doesn't care about Arlingtonians. The parks and open spaces are entirely too restrictive: No feeding ducks. No walking on grass. No cooking. No swimming. No skating. No sledding. No boating. No ball playing. No dogs. No nothing. Stay home. What are people allowed to do in these parks? They're devoid of people most of the time. Preference is always given to exclusive organized - paid - team sports. That's not fair, when very few residents play team sports, but all taxpayers pay for the parks. I don't personally know anyone who cares about how pretty the grass is, or invasive species, or any of that nonsense. All kids and adults should be able to freely use our parks at any time, day or night, for any normal purpose. Those parks are ours. We are the Town of Arlington. The bike path should be returned to the MBTA

for commuter trains. And bring back the Rec. Dept.'s potholders, gimp and Nok-Hockey. Provide recreational activities to kids that are entirely free of charge so all children - rich or poor - can freely participate. Provide opportunities for kids to play outdoors again without their mommies and daddies looming over them.

- Conservation areas like Window on the Mystic have no parking and/or little signage. Open space takes a back seat to playing fields and is concentated in only a few parts of town.
- Open spaces are not always easily accessible unless you can walk to them. It can be very hard to find parking nearby. Also the recreational programming seems focused on children,
- Slots in recreation fill up. Too fast for kids.
- Spy pond area desperately needs more parking. Perhaps add a splash park at Robbins? Maybe a covered area? Like beaver creek park in Belmont...
- Variety of playgrounds. Most are for under 6 year olds and no outdoor spaces are teen specific.
- Bike path gets too crowded.
- I don't think that the open spaces are very accessible at all for those of us who don't have cars. The bike path is also nice, but it is not relaxing to walk it.
- I am unaware of programming. The res renovation is not good. The bike bike path is difficult to access in many places…Arlington heights near Golds Gym.
- Accessible is mixed.
- I don't have enough info to have any opinion on some of them.
- As much as I love the bike path, it's frustrating to see so many people, especially walkers, with their disregard to others. Either on a bike or as a runner, it becomes challenging to pass groups of walkers hogging the path. I would love to see more paths with better signage on how to use the paths that will ensure safe passage for all users. I would also like to see more off leash dog parks for our 4 legged companions.
- Town lets parks get pretty run down.
- No
- As an able-bodied individual, I'm not sure how accessible these spaces are to other people who might require different access.
- Not sure about prioritizing of open space investment. Understand that there are competing priorities for funding.
- I haven't really found any of them true compared to other areas I've lived. Overall, I'd rate Arlington with a C or D in regards to open space and recreation.
- The bike path needs better signage and much more direct access points. Most access paths are behind private buildings, thru parking lots. Not at all conducive for small children or anybody with a stroller or mobility issues. Some hidden access points (including golds gym) are all overgrown with weeds.
- poorly lit bike path from alewife to lake street - challenging for commuters in the winter when dark early
- I believe Arlington can and should better prioritize cultivation of park and open spaces. I believe these spaces should be made more welcoming and appealing through landscaping efforts that support native biodiversity including copious shade trees and plants.
- We need more open space and to stop building so many huge apartment complexes.
- I think we have to many soccer fields/ baseball fields.

- As we age and face inclement weather the multiuse minuteman trail is a deist. It is not meant to be a bicyclist through way.
- The town has some good programs but upkeep of them fields could be better and then bilke path is a whole different question, that needs a lot work!
- Arlington is a very dense community so it's hard to have enough open spaces. We need to do more to preserve and protect the open land that we have.
- Arlington has never spent and CPA money to acquire open space; the legislative intention of CPA. Eric Helmuth and Town Meeting voted against a resolution directing CPA money to buy the Mugar open space, so really, the town has little credibility on this issue. Thankfully, long term residents parents and grandparents set aside Arlington's parks.
- The playground equipment isn't outdated
- The ""bike"" path should be a multiuser path, not prioritizing bikes as the name suggests, especially since the Mass Ave changes that include bike lanes. Wish the Res beach could be open more during the renovations. Seems like it's been closed even when there have been long periods of inactivity.
- I think we need more cemetery space. And a pool.
- Many playgrounds are not well maintained and some are even lawsuits waiting to happen.
- Yes. Arlington does mot have enough open space. To close the park area in front of the Cutter house in the middle of a pandemic and hot summer is bad planning. Do not remove those mature trees! Also trees throughout town are part of effective open space. The town should work more effectively to prevent utilities from maiming trees along the roads.
- I think Arlington should do more to prioritize the conservation and protection of the scant amount of open space we currently have, and actively invest in more open space. Further, the town needs more trees on residential streets in all neighborhoods.
- Open space is quite limited compared to nearby towns. Open space is mostly man made playing fields and parks with very little natural open space and conservation area.
- Hard to evaluate some
- Parking at a number of fields is very difficult and can cause issues with neighbors etc
- Arlington should invest to make spy pond swimmable… and maybe a beach
- Money could be better spent on road repairs
- The bike path is not easy to access if you live 1/2 mile of greater from the path
- I love Arlington's open recreational spaces but fear losing them to increasing development. These areas have always been important, but the pandemic has made that even more true.
- #4. The bike path IS great but not always easy to access. Desperately need better/safer connections in Arlington Heights and Arlington Center. In the Heights, The connection at the Res/TJ's is poor and requires cycling over the ball field. The one at Park is strange and requires traversing the Gold Gym parking lot. The one at Schwamb Mill is great but still requires unsafe crossing at Mass Ave and Lowell (let's not talk about Forest/Landscaping cutthrough!) In Arlington Center, there's not access anywhere near the High Scho0l to the east or west, for quite a long stretch. The Town has done next to nothing to make the Mill Brook Corridor into a greenway. This is shocking! Wellington Park is a baby step. We need to ""daylight"" this area in Arlington Heights and connect everything to Cooke's Hollow.
- It seems that there is a lack of investment and priority in maintaining and renovating parks, fields and playgrounds. There is also seems to be some disconnect between "school" and "park" property, even though for residents and users this is not a real distinction. These parks and open spaces also need

many more trees, and we should be planting them in anticipation of existing trees eventually needing to be removed (so in those situations we are not starting from scratch). Our parks are such a good and important amenity for the town, and we should be taking better care of them, and renovating them on a more consistent schedule.

- Bike Path is great but I wish it were easier to access and treated as having more priority with respect to cars, especiallyin the Center.
- I don't think there is a good variety of open spaces. There are playgrounds (for little kids), playing fields (for bigger kids) and some nice walking spaces. But other things are missing (see below).
- Would love to see more trees planted any where the town is able. With all the development pushing out trees on private lots, it is even more important that they fill all the public spaces.
- The bike path is great but bicyclists and skaters who travel at high rates of speed make it dangerous
- The town and its residents never prioritized investing in and protecting the MUGAR property from development. Had there been the will it could have been taken by eminent domain.
- Some open space areas really need some trail maintenance and clean-up (Turkey Hill, Hills Hill, etc). Recently some youth built a WONDERFUL mountain bike path in the Hills Hill woods (which are usually filled with trash, broken glass & drinking). Such a great productive & caring use of an abused area, and the town put up angry signs forbidding this trail building. A huge missed opportunity! Similarly, the Crusher Lot could be turned into a productive recreational area.
- I am not sure the town prioritizes investment and protection of open spaces or that it identifies park renovation opportunities. Some concerns for me are the green space off of Washington and Mountain, as well as Turkey Hill and the tower. Those spaces are not well taken care of, entrances are not well marked, invasive species are taking over. Also, there is only one playground in the Heights serving the area near Ottoson and it is minimally maintained.
- No
- The town seems to be encouraging development on open spaces and allowing developers to claim balcony spaces and the bike path as open space. Pavement and concrete are not open space.
- Many playgrounds are aging and have not been updated/maintained.
- Since senior center closed, yoga has stopped. Not even outdoor yoga during pandemic.
- Cuts down too many trees.
- All except the recreational programming could use improvement. The bike path is not walkable due to high speed bikes. Open spaces are minimal. Dense housing plans will eliminate open spaces. Menotomy Rocks Park is not difficult to use for families with children due to dogs off lease. Parks should have a variety of recreational facilities.
- Bike Path access needs to be improved. Especially with signage and bikeable access instead of steps (ie at park ave and brattle st)
- Just don't know town priorities
- Bike path IS great, but I would not say it is "easy to access". I live in the Heights, and always have to go out of my way to get on the path, the "secret" entry points are terrible (MAJOR, very dangerous, potholes- coming on to Brattle St) for example
- does NOT prioritize protection of open spaces ie Mugar woods is NOT being protected.
- Make more parking available everywhere, especially along the Avenue, that's what arlington lacks everywhere
- I would like to see developing new and protecting existing open spaces be given more priority.

- We do not have a great variety of playgrounds and playing fields. It would be nice to see some more communal exercise/weight lifting type areas (like the small one we have by the bike path & the rec) and also some volleyball fields. I also think accessibility could be better for the spaces we do have. It would be nice for clearly demarcated/ designated dog parks and also areas for adults and seniors to utilize. Open green areas with more benches and picnic tables-- maybe some chess tables etc for seniors to use. It would be nice to build a community pool in our town as well.
- Bike path is great, but can have easier/better access and connections.
- There are insufficient soccer fields for the number of kids who currently play soccer. Also, we would love to see more areas and times for dogs to be off-leash, given the number of pandemic puppies!
- The bike path has some hard access points that could be greatly improved, such as near Park Ave, Grove Street, and Ryder Street (dangerous with vehicles near there)
- I don't believe the Town prioritizes protection of open space as much as it prioritizes housing density.
- Yes. Spy Pond Park is one of the most neglected parks in surrounding towns and cities.
- Town needs to stop degradation of woodlands and permit a variety of uses everywhere.
- Very limited parking or alternate access around some green spaces - eg. Menotomy Rocks, Spy Pond
- No.
- Too much emphasis on playgrounds and athletic fields while open spaces such as Cooke's Hollow languish.
- The bike path is not easy to access at all compared to what it could and should be.
- I agree that the town identifies parks that need renovation, unfortunately I see that they just rebuild what was there with regard to athletic fields. I don't see any effort to determine what the town actually needs. Over the past 10-20 years the participation rate in sports has changed. Interest in sports like football and softball have declined, while lacrosse, soccer and ultimate frisbee numbers have grown dramatically. But we rebuild the same athletic fields when there is a renovation. There is no analysis of what we actually need. There was a survey conducted by Parks and Recreation conducted a few years ago, but it was a disaster and after spending a good chunk of money on it the consultants report was ignored. It is also not clear to me that we have sufficient capital expenditure to maintain all of the parks we have. We either need to allocate more capital, or reduce the number of parks we have. That way we could avoid the situation where parks fall into serious disrepair, such as what happened with the playground at Thompson a few years back.
- 1. The Town overemphasizes playing fields and needs more (a) community gardens; (b) water-based recreational facilities on its great ponds; and (c) conservation land/wildlife habitat. Lacking an outdoor municipal swimming pool, the Town should facilitate open water swimming in one of the Mystic Lakes and/or Spy Pond. 2. If the Town "prioritized" investment and protection of open spaces, it would have acquired the Mugar wetlands by now.
- Accessibility is an issue due to off leash dogs
- Could use a public swimming pool, preferably indoors so that swimming is possible irrespective of the fluctuations in weather.
- Some of the town playgrounds could use some repair and this has been the case for multiple years with no repairs made. Picnic tables at Menotomy Rocks for example.
- Could use more and varied recreational programming
- I don't disagree with any of the statements. However, there are several statements where I don't feel I know enough to say "agree" or "disagree"

- There seem to be more playgrounds than needed and not enough money to maintain them at the proper level. Consolidation seems appropriate. The town prioritizes space for legacy activities like baseball that are played by only (a declining number of) boys, at the detriment of women athletics and fast growing sports like ultimate disc and lacrosse.
- It seems the town has a greater investment on baseball fields than soccer tho I think more kids participate in soccer
- I think there could be a greater variety of wild/native habitat like Menotomy Rock park, and community agriculture like the Community Orchard
- The town has left so much of the care of our parks to the Friends groups, which, while not a bad thing, they are not professionals. Where is the guidance and care for a place like Menotomy Rocks, for example, are we sure the pond is being well taken care of? What about potential fire hazards? It is imperative that the town do better.
- No
- I am concerned about Park renovations, particularly playgrounds. The Bishop School playground (small playground) was on a renovation list for completion in 2016, then there were some changes in financial priorities along with staff changes, and now the issues with that playground are not being addressed. Why? I'm also concerned about the number of baseball and softball fields in relationship to the population that uses them. Why is there a new baseball field at Robbins Farm Park that only the Babe Ruth League can use? Didn't town tax dollars pay for the field, or at least its maintenance?
- I love the bike path, but it is often over-crowded and feels dangerous because of different types of users going at very different speeds (i.e. kids learning to bike, parents with strollers, cyclists, walkers, runners, etc.). It would be wonderful to widen the path to have a bike lane and a walk/run lane.
- Park renovations/maintenance not adequate. McLennen Park is overrun by invasive species. The Wright Street entrance located at the base of Huntington Rd is overrun with plants and poison ivy, and the small area to the right as you're headed into the park from Wright St is flooded and still contains trash from when the house in the park was relocated (metal, etc.). Walkways at the park are eroding, and areas that were promised to remain "conservation" lands are regularly mowed. The areas on the hillside behind the soccer field are overrun by phragmites that have overtaken the original native plantings. Many trees/branches have died and haven't been removed.
- Not sure
- The town needs to invest much more in our open spaces.
- Not enough playgrounds that are leveled for older kids to play at, also would like more nature inspired play space
- The bike path is actually tough to access from the heights and a little too busy for little ones
- I feel that the town could do a better job of maintaining existing parks, particularly play structure maintenance and field surfaces for baseball and softball.
- I don't know about recreational programming, one way or the other. That is why I left it blank. I wish we could do more to protect open spaces.
- While it seems like there is decent investment, there are many areas that feel like they could be either updated (e.g. the stands by spy pond field) or improved (more off-road bike paths).
- the town could do more recreational planning, and more variety of open spaces. First of all, we need a town pool or two (indoor and outdoor). Relying on the aging and overused Boys and Girls Club pool is ridiculous.
- Yes

- I don’t disagree, but I”m not familiar enough with 2 of them to make an assessment.
- I don’t disagree with any of them. The Town has so many priorities, though, and I am not sure investment of open spaces rises to the top, nor should it necessarily.
- Menotomy Rocks Park playground could use an overhaul
- 1) Pool is needed! I grew up with public pools in Arlington VA and it was a great resource for teaching many kids to swim and for gathering. 2) the spectator amenities are bad. Few places with benches or stands. Gross port a potties. 3) outdated playground equipment (see Poet's corner) 4) Not enough turf fields for soccer and other sports 5) worries about losing the field space behind Stop and shop 6) rec Dept camps / personnel are often not responsive
- The town should have a community pool like Belmont and the surrounding towns
- No
- For statement #3 above, my only experience is that some dangerously dilapidated playground equipment stayed in place for several months at Robbins Farm Park. It has since been removed, but I am disappointed that it took so long given that so many young children + babies play there daily.
- I am concerned about the Mugar development near Rt 2 and the possibility of flooding in the area. This open space needs to be protected.
- Arlington needs to convert some of it's baseball fields to soccer fields to accommodate the significantly higher field sport population.
- I don't think the town does a good enough job protecting open spaces and sometimes park and rec seems more focused on profit (like with mountain biking) than preservation.
- Bike path is not easy to access from south of Mass Ave. Town has a good variety of open spaces but they are not evenly distributed across town, causing inequitable access from different neighborhoods.
- Recreational programming is good for kids; there isn’t much for adults.
- Town does not properly maintain parks--e.g., look at the number of non-working water fountains. Investment is slanted to wealthier parts of town--e.g. Robbins and Menotomy Rocks parks.
- I think the town could do better at making open spaces more accessible to all--some places considered open are actually playing fields for organized sports. The town should also make public space available for kids music classes (why is Super Soccer Stars ok, but Music Together not ok for parks? and other activities to support children being able to have ourdoor programming.
- Better access to the bike path is needed, as well as designated walking areas (keep to the right) and signage (slow down zones for high pedestrian areas on the path).
- We need a pool and community building for seniors.
- No
- More playgrounds and more access points to the bike path would be good. Not a lot of easy access north of Jason St. and a pool! Every town has a pool except Arlington!
- I think the town needs to do a better job maintaining the fields. The new baseball field at Robbins is filled with dogs in the morning digging up the lawns. I wish there are designated areas for dog owners.
- The variety of open space areas is not "good". The vast majority of the open space is used for sports fields. The town is also not very good at the upkeep of the open spaces other than the fields. Upkeep of open spaces such as the Robbins Library Gardens seem to fall to "friends" groups, while town

workers are always deployed to care for soccer and baseball fields. We need more space for arts, festivals, music, etc.

- Rec programming that is accessible and/ or adaptive for disabled kids is basically non-existent in Arlington. Given that inequity, I can't say that the town has good recreational programming.
- No I just don't utilize them to know what condition they are in.
- no
- I think investment is happening more recently (thinking about the reservoir project) but it has felt like there's been a large gap in park investment leading up to now.
- The town prioritizes athletics and children's recreation (and dogs). It does a poor job of providing space and programming for adults and seniors.
- Bike path is not accessible except at a few locations. Pave and create paths to the bike path; make it more accessible to people coming from the other side of Mass Ave (e.g., signage, crosswalks).
- Too much development is ruining Arlington's green spaces. Tree canopy is vanishing, and planting little trees instead that die is not working. In both cases, the green space and the trees are simply priceless and irreplaceable. When we moved here, Arlington was a great combo of small town with access to nearby cities. Every year, Arlington is becoming more like a city, more like Somerville or Cambridge. That is unnecessary and short-sighted.
- I think Arlington is doing a fantastic job of preserving space. I would love when the town puts in a new park to make sure that it is handicap accessible. My daughter wears left braces and some of the newer playground have extra tall steps making it so she can't navigate the part with out an adult being right there, which is frustrating for her. It's really a simple matter of making sure the steps up aren't super tall. A few inches makes a huge difference. It would be awesome if people were mindful of this in the future. Even better I have been to new parks with my kids where it is all handicap accessible. There are ramps that lead to ever part of the play structure (steps up too on the sides of the ramp). This will help foster inclusion and all allow all kids to play together. Ramps are the best. It's not only for kids but also for parents who have mobility difficulties. Thanks for listening.
- Hills Hill, Crosby, Pierce (under construction I know) and Ottoson soccer fields could use some love. baseball fields are immaculate, which I get, it's well funded but with so many kids playing soccer, really, can we get those crap fields some service (and this is coming from a baseball family by the way!) Also, Arlington is SO LACKING in adaptive programming for special needs (downs, autism, ADHD/behavioral). Aside of the adaptive swim lessons at ABGC that were thankfully started up a year ago or so, there is NOTHING. We have to go to surrounding towns. Arlington would do REALLY well to bring in adaptive programming, there is DEFINITELY a market. Park Renovations - these only happen when residents pipe up and even then there is a LOT of resistance from the 'old skool'. I heard at a meeting about the Lussiano re-do, selectmen were VERY prickly, in a 'we lived with old structures, why do you need a new one??' kind of way - very resistant. Thank goodness for that amazing group of parents who worked so hard to push it through!
- Too many 3rd party low quality programs
- Development is taking over open spaces. There are no requirements to plant trees all my streets so there is loss of shade and canopy.
- need to protect any open space and parkland!
- I don't believe the outdoor space surrounding the Arlington Reservoir was protected well because during the beginning of its renovations many big trees were removed and it seemed a bit unnecessary to increase the accessibility.

- The bike path is great, but I do with it was easier to access on bike from more locations.
- Yes, Arlington recreation options are great for younger kids, but the teen programming for HS is sorely lacking!
- Crosby Park has needed a renovation for some time
- Maintenance & beautification lacking
- - We need more recreational programing for teenagers. There are very few options for kids in 9th grade and older. - The Minuteman trail needs better connections to residential streets. They are typically unmarked and hard to find if you don't know the area well. We should also do more to link the MM Trail to bike paths in other communities.
- Yes. The bike path needs to be expanded to have a separate walking lane so that bikers and walkers are not jostling each other. It is currently unsafe and reduces the enjoyment for both bikers and walkers.
- I'm not sure about recreational programming. I'd love to see guided family mature walks and things like that.
- I don't disagree, I feel ambivalent about the ones I did not check.
- Open spaces are not easily accessible- primarily the bike path from the high school to brattle st. I think access from the high school will be a huge positive!
- Some of the playgrounds need updating/redoing!
- The town does not prioritize protection of open space, as shown by the AHS rebuild that has engulfed the entire front green, as well as other newly approved projects that are allowed to minimize or eliminate existing green space and deviate from existing bylaws.
- I don't use most of the parks and don't know about town priorities
- The bike path isn't all that easy to access.
- 1) I think the town does a good job with programming, with one important exception: there are no adaptive sports/recreation programs, especially for kids. 2) I want more ramps to access the bike path (Grove St, Brattle St, for instance) 3) We need HP spot(s) for Menotomy Rocks, and maybe other places
- More emphasis on natural settings where possible. The jury is still out on the current renovations at the Reservoir. It's turning into a regular park and less natural. I think it will be very nice. Just less natural, if that makes sense.
- The bike path is not easily accessible in Arlington Heights on bikes. There are few entrances to it, other than at crossroads.
- I just don't know much about some of them
- No
- Bike path is great but needs better access at places
- The town does not prioritize protection and investment of open space, very unfortunately. Open space needs to grow not shrink! It is difficult to find a list of public open spaces and parks, the resources at each and hours.
- I believe the town does a poor job re recreational programing. In terms of park renovations, perhaps B. It seems like neighboring communities do a much build more creative and interesting playgrounds. But I appreciate the work that's gone into the park alongside Spy Pond, the Robbins Park near Town Hall, and the current work around the town resivoir.
- The three things I left unchecked are because I don't have an opinion about them. I just don't know.

- We are so lucky to have the playgrounds we have in Arlington but they differ in how well they are maintained and the quality of them. For example, the playground near us (at the Bishop school) has a bridge that has been broken for months now, leaving the structure mostly unavailable to play with leaving us to seek out playgrounds that are further away. Also, many of the paths going down to the playgrounds in town are covered in weeds or other obstructions, making it difficult to access by wheelchair, walker or stroller.
- Parks like Poet's Corner have been untouched for 20+ yrs while Robbins have been done multiple times
- I think there are some areas in Arlington without convenient access to a playground - or to playgrounds designed for younger children/toddlers. There needs to be more transitional spaces for older kids including basketball courts, volleyball spaces and other places where folks can gather and convene.
- Bike path crossing at Mass Ave near Kickstand cafe is terrifying. a bridge/underpass would be a much better solution.
- parking at the Arlington Res. is poor
- Parks get more attention when they have “Friends of” who advocate. Compare Robbins to, say, McClennen.
- I think there is an under-investment in facilities given the affluence of the town. Specifically, the lack of bathrooms at any of the parks and playgrounds. Also, summer facilities - splash parks that open later than surrounding towns / agencies, no pool, etc.
- I think more recreation and family events should be planned. And we need a pool!
- Bike path access is sort of variable. Open space isn't super-well-publicized. Turkey Hill is a great example!
- We need more good recreational programming. Compared to other towns Arlington does not have very good recreational plans at all. The town recreational plans are also very expensive compared to other towns . This should be a priority.
- I forget what it's called, but the small lot at the bottom of the old Symme's Hospital Hill has been overrun with branches and trees since a wind storm during the Covid. We used to walk in there, but now find access to be too difficult.
- I am not convinced that the town prioritizes "investment and protection of open spaces", given the stupid house building on Westminster street (formerly a lot contiguous with Mt. Gilboa conservation area) and the destruction of forested area at the Res
- I think that the Town could devote more resources - funding - to park upgrades and maintenance.
- It would be nice to have a few more hiking and/or biking areas. Or convert unsightly or unused spaces for recreation.
- I don't think the town prioritizes investment of open spaces. More investment is needed to preserve what little we have.
- No.
- I think the Town does a pretty good job, given a limited budget.
- The town has easements (through ARB Special permits) that could create linked walking routes but no one know they’re allowed to walk there; they aren’t mapped or signed. Also Town Meeting voted maybe 20+ years ago to create a bike way access point, over land the Town owns, from a side street in the center, off Mass Ave but has never implemented it. Also, a great asset would be a walk/access easements linking the sites of the five former mill ponds in Arlington. The Old Schwamb Mill hosted

such a guided walk about six years ago and it was fascinating. I would like to see Arlington create/map more walking routes that incorporate its open spaces.

- Arlington does not have a good variety of open spaces. There's no splash pad/park in the summertime, no public pools, few bike racks, few public restrooms along the Minuteman Bikeway, & no amenities (shops, restaurants, etc along the bikeway to attract residents to local businesses.
- "The town does not prioritize investment and protection of natural areas, at least when it comes to maintenance. The town is good at spending capital funds on big planting projects, but those projects don't get maintained properly and the money is wasted.
- Also the bike path is great, but access west of the center is lousy. "
- I'd like to see more small open spaces throughout town, including in residential areas. With benches and more creative features to support our need to congregate outdoors.
- While the Minuteman bikeway is a wonderful resource, and generally well maintained and has seen improvements in Arlington Center and Lake Street, it is still inadequate in terms of overall cycling infrastructure -- and isn't solely a recreational path. The Alewife Greenway bicycle path is unpaved and as a result the surface regularly washes away after significant rainfall. The transitions between sections of the Alewife Greenway path are quite difficult to navigate by bike because you need to thread your way down narrow sidewalks or stop and lift your bike over a curb in order to get to those sections. Japanese Knotweed is a real problem along both the Minuteman and the Alewife Greenway. It grows into the path, obstructing the view of both the Alewife brook and oncoming bicycle and pedestrian traffic. The stairs on Lussiano Field are in dangerous disrepair, and far too steep for anyone but strong, healthy teenagers and adults to navigate safely.
- Bike path is supposed to be for all recreation, but is not watched over for safety of people on bikes vs pedestrians. Too much rec programming for kids, nothing for adults, walking, etc.
- Many playgrounds are old and in disrepair
- a lot of parks (playgrounds for children) need to be renovated with shade in mind, especially given climate change. the bike path is usually crowded with invasive plants along the sides.
- I feel like the parks nearly central locations are not inviting (the park between Town Hall and the Library for example feels like you are not really welcome, not enough seating, etc.) and the parks near me are not well maintained (I was excited to use the boule pit near the ice rink only to find it completely grown over and unmaintained, for example). It also seems we have great resources like our ponds but we are not making them welcoming. For example, there is not a welcoming shoreline at Spy Pond that makes me ever want to stay there and enjoy say with a picnic, which seems like such a missed opportunity (the play area is nice but otherwise seating and shore space is so limited. The trails around the reservoir are poorly maintained (maybe more community volunteer activities for upkeep would be good?). I wish there were more community garden plots as well.
- Investment and protection: mediocre. Natural resources of natural areas need idenitufication/inventory . Plans, contractors, residents can then coexiost/enhance our natural resources, without damaging them. Currently, fir example,, tree protection during renovation is hit or miss, despite construction guidelines available via DPW, lack of coordination with DPW natural resources professionals when planning, operating, maintaining in Arlington open spaces. Currently it's hit or miss (ie. School Custodian staff (incorrectly as they have not been trained) prune critical trees surrounding school buildings (Thompson a recent example)). School tree growth, survival has a telling history of Arlingtons rec/school/ open space/DPW uncoordinated and not communicated mgmt. - Spy Pond restoration. Lack of communication with DPW natural resource staff to coordinate

adjacent mgmt/planning of natural resources. Could save $, result in more landscape level water mgmt. - Building in heat zones, where natural areas are adjacent. Coordination with natural resources professionals in the DPW can inform and result in cooling impacts, enhance storm water mgmt , clean nearby air.

- Recreational programming can fill up quickly, limiting opportunities. There is also a lack of programming around swimming.
- There is limited space for natural spaces. More could be done with ""pocket"" areas and corridors as natural settings.
- I believe maintenance of the parks and recreational areas could be improved. More attention to trash pickup and grass cutting would be a start.
- Bike path needs lighting to serve vital recreation and transportation needs. Existing open spaces need continuous smooth/wide paved sidewalks and pathways.
- I'm not familiar with all the issues.
- I don't think that the bike path is particularly easy to access. It's great, yes, but many areas of it feel like a limited-access highway.
- Good access to the bike path means protected lanes from neighborhoods to the Minuteman and we don’t even have bike lanes or sharrows in most cases.
- The town did not provide good recreational programming for Seniors during the pandemic. For example, outdoor yoga, or indoor yoga for masked, vaccinated Seniors.
- these are all outdoor spaces. also how about a communal public garden.
- Need improved access to bike path in certain areas.
- Park planning should include small spray pads at every park, like Cambridge. Spy pond playground needs an overhaul. Town should invest in town pool, ideally outdoors, but possibly indoors with glass retracting walls/cielings. Town should have a swim team, a summer swim team.
- Bike path and open space is not easily accessible
- Some of the parks are a bit run down.
- The bike path is terrifying as a walker. Bikers act like it's the tour de France. I avoid it entirely for my own safety.
- The playgrounds need to be cleaner and inviting as well as their surroundings.
- Bike path access is an issue. Many of the safe access points near me are in busy commercial areas (parking lot, landscaping company parking area)
- There are not enough turf fields in town. Other towns have 3-4 whereas Arlington only has the high school field.
- Bike paths and open spaces are difficult to access because of all the car traffic that you have to cross to get to them. Playgrounds are not renovated often enough.
- Bike path could use more access points. I had heard there would be an at-grade access added to the new housing complex at Park Ave. and Lowell St. but that was removed. It's disappointing given there's only stairs there now.
- I don't disagree with any of these.
- Access to the bike path is difficult or dangerous for small children. Arlington Center Safe Travel is a failure for children and novice bikers.
- Some parks feel less accessible to people from outside the immediate neighborhood— Waldo is an example, and even monotony rocks.

- Town needs an indoor pool.
- Bike path not easy to access legally near Arlington heights business district.
- Some of the playgrounds can use updated- in particular, the playground for Sutherland woods is just a huge waste. Who made th decision to get that equipment? That's a huge space and that equipment is too limited. I think you can add way more to that playground. Also you got rid of the baby swings so my 19 month old can not use the swings there :(
- I don't think the issue is whether the town does a good job of identifying park renovation opportunities, it's more a matter of acting on them and making use of them accessible in a cooperative environment to organizations who'd like to produce community events.

What more can the Town do to meet community open space and recreation needs? Check all that you agree with or add your own. Do you disagree with any of these? Please explain. (104 provided explanation)

- Stop permitting expensive housing projects in industrial areas; they just make the area hotter. Stop permitting McMansions; they chew up green space.
- No mention of preserving trees in statement on climate change. Urban trees are most important in slowing down climate change. Unfortunately they are being cut down on the open spaces in town.
- Unsure of the number of private green spaces that exist to be possibly preserved. Definitely agree that zoning should preserve existing green (and development should be done on brownfield sites).
- We need more dog parks PLEASE!!! We have only one in town and it's hard to get to, especially around rush hour. Please make space for pollinator gardens!!
- See answer #2.
- No
- No
- Good as they are.
- I don't know what "prioritize spaces for future/new recreational amenities" means. How do you prioritize a space? are old amenities de-prioritized ? or their spaces? lost here...
- Not sure if agree with the private spaces, except to have an application process for mature trees on private land that owners take down without regard to public health needs.
- No but festivals, movies nights etc...just don't seem as important as the other things.
- What is meant by preserving private green space? The Dept of Children and Families in a Mirak property on Mystic needs more trees, it screams for more trees. Who needs a golf tee on Mystic? Or a lawn with lawn chemicals flowing down hill into Mill Brook? Stewards are great, recognition maybe not sure they need management.
- Yes, The town should not be giving away its public park spaces to private entities, such as beer companies and cafes as it has done with Kickstand Cafe
- only that if adding to the urban tree canopy it should not be with norway maples and other invasive species
- Town does a decent job of maintenance, but resources are limited.
- Trees Trees Trees. Every day I walk around the neighborhood the town is cutting more trees, at exactly the wrong time. And we do not need any more recreational spaces (if that means playing fields)
- No

- I do not see the green area at Mountain and Washington St. on the map. This area could be developed to provide a path for children who attend Stratton and live on the other side of Mohawk.
- The new highschool project was a ridiculous waste of space, it could be much more efficient and did not need to take over the lawn. The town lost it's only opportunity to have a public area for markets, festivals and concerts. All it needed was a renovation to support those uses.
- Re: park maintenance - I'm not sure all playgrounds are regularly inspected for safety maintenance - the Ed Burns tot lot has dangerous metal spikes and edges emerging from aluminum borders! -- Re: "better signage" - I'm not sure what this means - to what end and for what purpose? Educational signage that points out nice native plant areas and educates about invasive ID/removal would be good. -- Re "better management of stewardship activities" - simply hiring one person and expecting stewardship to happen is perhaps not the best solution- top-down management may not be the proper model - it can stifle initiative; an asynchronous crowd-sourcing model might get better results, since Arlington residents care and might be more willing to help out on their own time-frame than in organized activities.
- I read a note about a local business who had challenges with getting access to public space for her fitness classes despite ongoing issues with COVID safety. Given how often I see plentiful and attractive outdoor space going unused (Robbins Farm fields, gardens near Town Hall/Robbins Library) and given our recurring budget issues it may be a good opportunity to expand the public/private partnership, ease the approval process, and market this space to businesses. This could expand the use and awareness of these spaces, increase town revenue, and perhaps provide some publicity for local businesses.
- I'm not sure why the town would be involved in preserving private green spaces.
- No. All are important.
- No
- Yes. I disagree. How do you say "Cyanobacteria in Hill's Pond" in your language?
- Not the town's job to preserve private green spaces in town.
- The town allows too much tree removal, and they need to do more tree planting *and* watering. There are lots of trees planted in front of rental properties that never get watered and die.
- for example, we have Meadowbrook Field in the cemetery. It's a dump. literrally because junk floats down the river. Also it's not accessible. A simple boardwalk or trail can be put in. Don't allow dogs, bikes, food, keep it maintained. More places like that are needed, we really have none. Also the cemetery itself should be considered open spade. Instead of unceremoneoulsy throwing bird watchers out, they should be welcomed as long as they are not interfering with burials, mourners etc. Look at Mount Auburn, Forest Hills, Mt Feake etc
- Am unaware of most of the above. For recreation needs is there a way to have fields that are multi-use for youth sports - but not turf? For example, a soccer field was lost due to the high school renovation, many kids play soccer, yet a baseball field was developed at Robbins Farm, while Thorndike, which is beautiful, is not in good shape.
- no
- Urban tree canopy is great when overhead lines support it, but planting trees under fiber and electrical lines is literally just growing maintenance problems for 20+ years down the road.
- yes
- The larger Peirce playground needs complete renovation, especially as parts of it are condemned right now, and grades 1 -5 rely on that as their only playground.

- We do not need to focus on tree canopy any more. Arlington has enough trees. Focus on activities that matter to residents such as cultural festivals, concerts, food trucks.
- When we look at urban canopy we need to think about solar power and plant trees that won't get too tall.
- I don't know what #2 refers to. I've been involved with Friends of Spy Pond Park, and think they are conscientious about things like stewardship and invasives education and management. What does it mean that the Town would manage private green spaces -- regulate what developers can do to existing green areas?
- All playgrounds I have been to are very well maintained. Nice work!
- We do a good job with urban tree canopy. This Dept works well with town residents.
- I'm not sure what "preserve private green spaces" refers to.
- No
- There is too much sameness to Arlington's parks. Why not something that is not geared toward athleticism and children? Why not a formal garden? Someplace with food trucks and scenic, peaceful places to sit and eat.
- There’s not much additional space available in town, so got to do what we can with what we have. Town does a pretty good job.
- Some signage is good. A lot of signage is not good.
- I agree there needs to be better maintenance and better coordination with the schools. Bishop Playground is boarded up. The problem is the school can’t do anything because they don’t own the playground, and the town has a long list of projects covering 26 parks and playgrounds. Therefore it gets lost. School playgrounds should fall under the schools so that any problems are addressed in a timely fashion. We need to allocate capital funds for “break fix”/urgent repairs, and if things are broken then it should go to the top of the list ahead of other town projects.
- No
- Large fields should NOT be allowed to be use during or just after heavy rain!! It RUINS them!!
- I'm concerned by what is meant by ""flexible park space."" It sounds like an argument for more unrelieved stretches of lawn.
- Not sure what private green spaces are
- I agree with one point, but no others. What's to explain? Climate change threats to open spaces? Who wrote this absurd survey? Cut the grass when needed, check periodically for widow-maker branches and dead trees, but other than that, leave the damn parks alone and stop wasting our money turning open fields into off-limits showplaces that are admired for their invasive-speciesslessness by approximately 48 crazy people. Instead, Town officials should find something that's actually important to do, and make themselves useful, for a change.
- I don't believe that we need more rules on what people can do with private property.
- I do not know what these items actually are in relation to park space
- Park signage pretty good as is
- Not sure about preserving private green spaces. If they’re private, that’s the responsibility of the owners, no?
- Get rid of the Japanese Knotweed!!!!’
- No
- Not a one! Do it all 😊

- Town does a pretty good job, EXCEPT for the beautiful open space around the Park Ave water tower? Why do you continually allow construction equipment to be stored on this green space? This lovely park has been very poorly managed by the Town.
- Climate cannot be managed at the small scale.
- Stop trying to restrict children from parks; restrict team sports comes from childless activists.
- I think the list tells a miss in thinking. It's mostly about playing fields, and parks. We're really short on natural spaces and wild environments like conservation land.
- There needs to be a greater emphasis on property owners eliminating invasives by education and support.
- These survey questions are indicative of a sham.
- No
- This survey comes to me the day I find out Black Crow Yoga is effectively shut down. Why can't local yoga studios have outdoor classes?? It is important for the health and community of our town, and for local business owners who keep getting destroyed by this pandemic. I can't believe this situation, there is enough green space for local businesses to use!!!
- Don’t understand the importance of private green spaces
- No.
- With the AHS planning to have multiple turf fields available, it is critical that the town gets better at managing that space. These fields are million dollar investments but there does not seem to be a good system to manage them. They are not scheduled very efficiently, and they are not manage operationally very efficiently. I have been to the Medford High school turf field and if you get within 20ft of that field with a cup of coffee there is someone that stops you and explains the rules, nothing but water near the field. At Peirce field you see people with dogs at games (even though the rules prohibit it), kids riding bikes on the track, etc.
- Any increase in community events or usage by small businesses (e.g., exercise classes and outdoor entertainment) must take into account residential neighbors' need for quiet.
- Keep the tennis courts open through November (at least during the weekends) because it doesn't get too cold to stop playing tennis till then. Winter feels less boring and tennis lovers can stay active for much longer.
- I think the town is doing a good job adding trees!
- Nope, these all seem like great ideas
- I think all open spaces need better maintenance and access. Yes, invasive species management is important, but let's focus on collecting the trash and minimizing rats in town. Let's do better to keep dogs out of school fields. Do we need more dog parks in the neighborhoods? Please look into that. It's disgusting to have kids run in fields that dogs run in and owners don't clean up after.
- No
- Please actively stop activities that damage open spaces and avoid conflicts of interest. For instance, having the president of the NE Mt Biking association help to make rules about open spaces seems in direct conflict with stewardship of these open spaces and responses to climate change.
- I agree with all of the above- maybe the town already is doing some of these- so left blank those I have no knowledge about
- Why would there be any role for the town to support private green spaces with public money?
- No

- I think the town could do a better job with trash and there could be more public trash cans placed around Arlington.
- Signage is expensive and mainly pointless in a geographically small community like Arlington. I'd rather see that money put into poison ivy control!
- more open space and mature trees
- No
- I don't disagree with any of these. I do think we need more incentives for the Town to preserve and enhance the tree canopy, particularly with native species, and to encourage developers and even private property owners to preserve mature native trees.
- no personal knowledge
- Many parks are fairly well maintained, but there's always room for improvement. Certain parks/bike path do have huge amounts of invasive species.
- We have plenty of signs. No more, please. No one reads them anyway.
- It's really not all about specific human use. We need to be in-volved in the town's role in the health of planet-wide systems. "What's best for all" is not synonymous with "What I want for me and mine"
- Yes,. Preserve public and private open space and parks. Increase both, not decrease.
- Don’t disagree, I do worry about invasive species getting ahead of parks and rec.
- "Preserve private green spaces" is unclear
- Street trees are a significant issue in town. I know, probably an issue for a different committee. Walk through Arlington Center - there are tree pits that have been empty for 20 years.
- No.
- Flexible program space is a nice idea as long as it doesn’t add paving.
- Please no more festivals/movie nights/music/loud activities with amplified sound in parks!! I am begging you. Our parks are mostly in residential areas, leaving people who can't cope with the noise (due to, for example, a sensory-related disability - which I have) nowhere to go. Those kinds of activities should be in central areas where people who want them can seek them out, not forced onto neighborhood residents who don't have a choice. This is an inclusion and equity issue.
- I don't know what the climate change threats are specifically to open spaces? But the climate crisis are a top priority.
- The urban tree canopy doesn't need MORE trees so much as the existing Norway Maples, of which many are at the end of their lifespan, need to be more aggressively replaced with more appropriate, varied native species. These Norway Maples can't withstand storms and high winds, bringing down power lines or causing property damage. Every year several come down in my immediate neighborhood, and property owners aren't allowed to hire a tree service (or DIY) clean up dead or diseased limbs. We don't have a choice but to let these trees fall apart in an uncontrolled manner because they are not maintained and are not appropriate trees for the local climate.
- There are way too many recreational areas that there isn't enough parking for. This includes soccer fields and Hills Pond.
- the town preserve private open space? By what legal right?
- Maybe we could have someone versed on invasives to help people identify plants to remove from property
- Workout classes should not be scheduled at the same times that families access park. Aka: Magnolia tends to be much busiest after work, classes should not be scheduled then.

- With regard to private spaces - the town already has significant control and should not give itself more control over private property.
- I really don't think signage is a good use of money. Most neighborhood parks are visible to people familiar with the area and I'd imagine enough folks use the internet at this point to discover other park/recreation opportunities.
- I don't disagree with any of these.
- I'm not sure what you mean "preserve private green space." Purchase of Development rights sounds good, otherwise I don't support public investment in private space.
- too much trash in the streets.

What are new opportunities to meet community open space and recreation needs? Check all that you agree with or add your own. Do you disagree with any of these? Please explain. (110 provided explanation)

- There's one pool - at the Boys and Girls Club. We don't need to spend millions more on another; there are other necessities that the town should be spending on, not "nice-to-haves", for example, affordable housing, doing a better job of luring business than our Economic Planning and Development Dept. has done. And skip the "multi-generational community center" and other grand visions that are unnecessary, impractical, and expensive. In short, stop behaving like we're a wealthy town with plenty of money and start behaving like a town that has to watch its budget - carefully.
- We do not need more indoor recreation.
- Use/renovate existing town owned spaces/buildings for things that would happen in a community center.
- See answer #2.
- No
- Too much signage can take away from nature. I'm not against signage that is tastefully done, at entrances.
- From prior comment
- All good ideas, I'm sure there would be some Federal funding , say from EPA? More educational opportunities to create awareness of reality of Global warming and how it impacts our environments RIGHT NOW< not just in future!
- Good as they are. Maybe buy Mugar properties rather than block private ownership rights.
- I know a pool is popular (and I love to swim) but it is a huge financial drain on resources for both the building and upkeep. Unless there is a private donation and a substantial endowment for a pool, I would think it's not prudent.
- no
- In lieu of pocket parks, I'd like to see more pocket spaces used as open space/tree canopy.
- A pool is not a priority. Parks and Rec may want to be more amendable to art as recently at Menotomy Rocks Park. Former Senior Center on Maple Ave is the Community Center isn't it?
- Arlington has spent a comparatively high amount on signage that isn't particularly useful. If future signage is needed, I hope it will be useful and done economically.
- It's sad that a town like Arl. does not have a well-maintained public pool complex.
- Yes. No pool. There it too much art cluttering up the parks already, and creating dangerous distractions. (Public spaces are not a studio for mediocre local artists.)

- Keep natural spaces natural. Educational signage, if any, only in parking areas. Keep the woods and visual arts OUT of parks. NO MORE WORDS, for more peaceful enjoyment of nature. Designate certain areas outdoors, if necessary, for theater and dance/music performances, but keep them in public playing fields, not in the wooded areas and along the bike path.
- please STOP with the "art" along bike path etc. it is an intrusion.
- Please remove art in parks periodically, especially trees with clothing on; its ok for a while but should not be present at all times
- Educational signage is a great idea, but it could be done by scout groups, school classes or volunteer organizations. I don't think the town needs to provide it - only broad oversight/approval structures. Pocket parks are also a great idea, but I think they could be encouraged without the town creating them.
- No
- Indoor and Outdoor pool - the town should look at income producing amenities such as facilities like this....https://www.debaalje.de/
- I would like to emphasize the need for periodic assessment of open space, to identify the assets and areas in need of remediation. Volunteers could help reduce the cost of such a process by photographing plantlife in open spaces. Let's maximize the resources we already have. Let's not limit assessment only to evaluation for possible new town properties. Here's one land stewardship action we might take: before any open naturalized space is repurposed for tree- and habitat-destroying recreational purposes require that a habitat assessment be performed so that the valuable resource areas be preserved and seriously degraded areas (lots of invasive trees and plants) be considered for repurposing if desired.
- I'm concerned about the return on investment for a public pool. There's a variety of existing options in the area for people looking for lessons or free swim so given what (I'm assuming) is a high cost it seems like a very concentrated investment for the impact.
- Reduce grass and sports fields in favor of more trees and accessible open space, passive recreation.
- I think a public pool is a very low priority right now.
- As a part of the renovation of the Reservoir area, wild black raspberries have been plowed out. Plant more in some of these areas, such as at intersection area near brook entrance.
- No.
- It should be a top priority to provide a pool and community center.
- Except for the one I checked, the others seem very low priorities considering finances, or even unnecessary.
- (1) We are the only town without a pool! (2) All the "art" and educational stuff that gets put into parks is outdated and falling apart within a few years. (3) Why is there no access to the high school from the bike path? (3) We need to focus on traffic calming, sidewalks, and improved street crossings to enable easy access to our parks and to encourage people to walk and bike to get to them.
- Unaware what pocket parks are. Strongly in support of a pool, bit prefer indoor and outdoor pool side by side
- We have a senior center already. If you want to create a mixed age one then please use that building we don't have a space for it to go anywhere else
- no
- yes

- A pool would be amazing, but it’s a pipe dream I’ll never believe in for lack of space and lack of funds (sans a private endowment).
- While I like the idea of pocket parks, Arlington can't support the maintenance for their current parks. Menotomy Rocks park is a jewel of a property, but their playground is embarrassingly poor.
- I think some Friends and school groups already engage in activities like #5 and 7
- Acquire land only if there is a Funchal commitment by the Town to improve and maintain the open space.
- We already do include native pollinator plants in areas. We could do more of this.
- No
- I suspect that an additional indoor pool would be too expensive for Arlington. Concerning signs, the first step would be repairing those on the Minuteman.
- I don’t think more open space needs to acquired unless there are plans to add amenities (e.g., parks, pool, etc.). Arlington has a lot of undeveloped open space already, there is no need for more.
- I like some educational signage, but it often wears out and look tired.
- No
- Boys & Girls club has a pool...invest in it!
- No need for art creation
- The definition of ""open space"" is ""space that is open"". That means space should be empty. That's what space is. Space should be uncluttered with the Town's always lame and unattractive attempts at ""improvements"". Feel free to take this comment to the DPW's paint-sign shop and have it rendered as ""educational signage"" for the Town officials' offices.
- No community center - seems like a waste of money.
- Educational signage is an odd idea. Maybe at school park properties but for public space, rather spend money on structures or greenery.
- I don’t think we need more educational signage
- I would love a pool or a community center but where would space and MONEY come from?
- I regret voting to approve a fund for the arts and regret every penny the town has sunk into funding terrible art and poetry. I’d pay to paint over some of the trash that’s been inflicted on us, and would prefer to keep it out of our parks and open spaces.
- It's hard to think about indoor community centers and even some outdoor activities after so much time in pandemic-mode. Given the uncertainties due to variants, it might be worth focusing on projects that are friendly to social distancing in the short term.
- No but I would be cautious with the educational signage to make certain it is purely educational. And not political. Also need more for teens.
- I do not disagree with any item such as a community center or signage, but it would be great to direct resources towards the Yes, we need a pool. My priority is the Bike Path and Mill Brook Corridor.
- I am not sure what is meant by "educational signage"
- Pocket parks would be used by dog owners as their dogs bathrooms.
- I don’t know what a pocket park is?
- No
- We do not need a multigeneration com cemter. We need to maintain a dedicated senior/elders center.

- Pool maintenance is very expensive and not worth it for tax payers because only a small number of people will use it.
- There are a lot of opportunities for native/pollinator plants in existing strips of grass. Planting native/pollinator plants saves fuel (doesn't need to be mowed) and water (after native plants are established, watering isn't needed), and provides a beautiful and beneficial ecosystem.
- A pool would be a wonderful asset for the Town but I cannot imagine how we could fund its construction and ongoing maintenance.
- All of these questions are push questions. Survey is biased
- Don't just have space for art creation, but also for performance.
- No.
- Some current parks and conservation land require more attention. The reservoir is a gif start.
- Any plan for performing arts or increased nighttime use should protect neighborhoods from obtrusive sounds and artificial light. Public art projects should include contingency plan or process for later removal, cleanup and restoration.
- I'd rather see resources spent on natural outdoor spaces than a pool
- I don't know the feasibility of getting more land, but I thing stewarding the land we have well is a great idea
- It would be wonderful to have an indoor community pool!
- We need an outdoor pool with integrated kid pool/splash pad and swim team options. Belmont, Lincoln, Bedford, and Lexington all have nice facilities and opportunities for this
- -I do not think a pool is a good use of resources. -I think that art creation in parks is already possible and happening without further management efforts from the town. -I think pocket parks might not be a good balance of effort vs. results.
- Signage seems like a waste of $. No one reads them and they get defaced.
- I disagree with the concept of pocket parks. Creating more smaller parks will detract from enhancing the unused open land in existing parks
- I'm not sure what a "multi-generational community center" would entail.
- Arlington should NOT acquire a pool either indoors or out.
- I would be happy to see any pool or water park options, indoor and outdoor.
- Add native pollinators along bike path
- No to the signage. They always end up fading and looking crappy after a few years, and they are just inviting graffiti opportunities. Pocket parks are useless. Too small and they take away resources from usable space.
- This town is on a spending spree. Close to 2M for Whittemore Park, another 1.5M for Hurd Field. Enough. These are all great amenities, no question, but these are the kinds of spending a wealthy town can indulge in. We've got a Rolls Royce of a HS, revised parks, and property taxes soaring. We need to prioritize affordable housing above all.
- The town does not need more buildings taking up what little open space that we have.
- I'm not a fan of a town pool.
- I think an indoor pool is unnecessary, an additional expense for tax payers. We already have the B&G Club pool and there are other pools in the local area we can use.
- The BAGC has a pool. There are two public pools at the border of Arlington (Alewife and Dilboy). We don't need a pool, particularly a residents-only pool. It's a waste of money. It's exclusionary.

- See Above
- No
- I would prefer not to have art in parks. It's fine to have art shows, but when I go for a walk in the woods, for example, I prefer not to have things hung or wrapped around the trees. In terms of pocket parks, please consider making sure they have at least one specimen tree and native plantings.
- no personal knowledge
- multi-get community center is unnecessarily ambitious
- I can't imagine Arlington having enough money for a multi-generational community center. I would rather see improvements in accessibility in the Robbins Library, for instance. Pocket parks always seem great, until they are neglected, and then they are depressing.
- I question acquisition of open land if it is for use limited to humans. We are part of the world and not its only inhabitants.
- See above.
- To me, a pool is appealing but a poor use of limited resources.
- I really would like green space to be preserved as green space. I don't mind art in parks but not for instance in the wooded paths of Menotomy Rocks park. We have very little green space and should preserve it. It's very important. Please keep public art of out green space, leave it more man made spaces. we need our tree canopies and wooded areas.
- I am NOT in favor of a community pool given the very large expense involved in building, maintaining, and staffing it.
- Community center: disagree because we already have the one on Academy Street and the Boys and Girls Club (which ironically blocks and obscures one of Arlington's best open space assets); signage-can be over done, careful to avoid sign clutter detracting from natural settings; Acquiring more open space land: we should have taken the Mugar land by eminent domain ourselves and built aff 2-family units on the upland on established streets. Agree with encouraging art-making in the parks, but not art installations or artwork unless on the order of the dog at Robbins Farm, which has a connection to the history of the site, helping us to interpret and learn Arlington's land heritage..
- We have enough art in town and not enough green space. The priority in this process should be conservation, not art.
- While a town pool would be nice, we already have the boys and girls club, and the environmental initiatives listed above would be a much higher priority to me
- Educational signage can be good but can also be an eyesore that clutters the view and reduces the enjoyment of natural spaces. Please be thoughtful and create evergreen content if you pursue more signage.
- Expanding indoor rec opportunities, especially an indoor pool, is a terrible idea. It is prohibitively expensive to build and maintain (I know this because the previous city I lived in build an indoor municipal pool, and it only served a very, very small number of residents). It also contributes to climate change because of high energy usage.
- Concerned about turning all wild spaces (unkempt) into beautiful people places but destroying necessary breeding habitat for birds and mammals.
- The focus of the Senior Center should be seniors. Other generations have plenty of community engagement opportunities: The Boys and Girls club, the elks, the vets buildings, the high school, and other schools as well.
- Arlington doesn't need an indoor pool.

- I do not think that a pool is a good use of s acre resources- both space and money.
- Acquiring more space makes it seem like the town is going to take space by eminent domain. The town is overreaching.
- Educational signage usually wears out and is unreadable after a few years. I suggest rotating/incorporating that with art installations instead.
- please clean up the overgrowth and trash in the town!
- Pocket Parks?

Is there anything else about Arlington's open space and recreation areas you would like to tell us? (391 provided further comments)

- Arlington can barely manage the open space and recreation areas that it has. Do a better job of managing what we have; don't spend on more. In short, quality, not quantity.
- I want to see mountain biking trails and features. I really want a pump track in town. I also want more opportunites for Arlington's teenagers to engage with the natural world.
- Preserve our tree canopy.
- Preservation is key in this very built-up community. Once it's gone, it's very hard to restore open space. Survey: it would have been nice to be able to mark things as high/middle/low priority.
- Need more dog parks!
- We need more dog parks PLEASE!!! We have only one in town and it's hard to get to, especially around rush hour.
- Arlington is fortunate to have parks like Menotomy and Robbins, which any town in the Boston region would envy. Please help maintain their bench/table infrastructure and tree canopies so that they are even more welcoming and user-friendly in the future
- Community harsh doubt bike path, more removal of invasives. More along the river banks, mutts beautification in town that is not big plastic barriers. Our town looks worn out, other town centers look pretty and inviting with flowers and benches, inviting spaces. I like the outdoor eating and would like to see that stay post covid.
- Not enough concern about rats, and what kind of poison is used...not enough concern about mosquito breeding wet places, picnic table on Lex. line not maintained well enough to use it! moss, dirt, wood rot, etc. also more benches along bike path for those of us who have to stop and rest and enjoy the view...hiring the goats to do the grass mowing, using animal fertilizer and compost on public landscaped land...
- Ignore all the dreamers wanting to spend others' money.
- require rather than minimize open space (not including rooftops & balconies) in any new construction. Use FAR criteria to limit mega houses on mini lots
- Undeveloped outdoor spaces are owned by the town but become neglected and full of trash. These spaces are valuable for everyone and the town should have more presence in them maybe by providing a small amount of amenities -- a bench, welcoming and pleasant signage, some gardening or plantings, to demonstrate that they are not abandoned lots that anyone can vandalize without repercussion. Neighbors are willing to help maintain and plan for these spaces but the awareness and connection and support from the town is lacking. The town shows a greater interest in spending money on specific sports for the few than it does on the minimal investment needed to preserve open space for walking and quiet non-sports recreation/enjoyment of the outdoors for everyone.

- It'd be great to have a solution about teen drinking trash in Turkey Hill and Hill's Hill. It's pretty extreme at the former; I stay away from the latter by now. (not sure what the Rec Dept can do though)
- Very happy about walking maps, must include safety measures for pedestrians and bicyclists. Bike lane the entire lenth of Mass Ave as other towns have that connect to ours. Also keeps bikes off of sidewalks
- Arlington needs to do much more to address climate change. Two specific actions are needed: 1) Preserve healthy trees in both Town-owned areas (i.e., Wittemore Park) and in private development (i.e., the Conservation Commission has approved developers taking down beautiful, healthy trees). 2) Acquire the Mugar property and turn it into open space.
- I love Menotomy Rocks Park and also the Res and Cooke's Hollow! Thanks for your efforts.
- The new massive houses in neighborhoods and newer, larger buildings on main streets are blocking the natural light and sky and breezes and giving Arlington more of a city feel and I don't think it is change for the better. I think town leaders see tax revenue and developer friends and often do not do what is right for the town itself. Remember what happened with the leaf blower ban some years ago?? That should kinda tell you how things often work behind closed doors. Good luck getting more open space and tree cover in town!! I hope the plan succeeds.
- Please educate and inform before cutting native saplings. Replant if unwanted in a particular site. Am tired of seeing chopped in half Aspen, Cottonwood and Catalpa saplings. Educate the volunteers please. Why is there an over abundance of Asian Lilac trees in Town Garden? 30 at last count.
- routine maintenance is a must
- Love seeing the broad support of mountain bike trails - the initial plan can act as a template to help roll out into other areas in Arlington - expanding on the use of areas that can offer more advanced skills/trails based on terrain. Continue to nurture the mountain bike trails to provide space for a variety of skill sets.
- It's wonderful to see what's happening with the Res renovation and the proposed bike park. The spaces we do have now are often neglected. The crusher lot is totally ignored (it's full of broken glass and oftentimes beer cans.) With so little open space in town, that area should be maximized for use of middle and high school kids who are too old for playground. What an addition that clould be right next to the Ottoson!
- The Rec Commission needs to become more diverse.
- Supporting the Town's tree canopy and trying to add more trees in creative ways would be wonderful. Also, I really appreciate the town's dog park - thank you!
- We need serious maintenance for mature trees. Arlington needs trees, trees, trees and more trees. W/out trees Arlington is Somerville. I think people might move here because it's a bit leafier, but then they and the town cut down the trees that made it a desirable place to be.
- Just want to emphasize my vote for the indoor rec opportunities like a pool, and indoor soccer.
- You need to keep your focus on parks and recreation. Not all the other uses various political factions want for the town's public spaces, such as art display and business/non-profit use.
- Make better use of the space around the Park Ave. water tower. Open spaces are beautiful.
- It is great. Please keep up the good work :)
- Swimming pool please!

- It would be great to have a website where one could see what spaces were reserved (e.g., for a sporting match) easily when. Creating wouldn't be hard, but it would have to be accurately maintained.
- We are really fortunate to live in a town with such great open space and recreational areas. I would love to see more community events sponsored by the town or chamber of commerce in the open space and recreation areas. Neighboring towns have weekly band concerts, street festivals, etc. I'd love to see more of the wonderful things you're already doing – the beer garden, the women's market (really wonderful!), farmer's market, etc.
- We need to preserve and expand trees for many reasons (birds and wildlife; carbon capture; temperature control; noise pollution; beauty)! We have a community that values education so let's build on that for deeper education and appreciation of natural beauty and less 'developed' spaces.
- We need more sidewalks! There are so many places in town that have inadequate or missing sidewalks. For example, there is no sidewalk on Spring St heading up to Brackett Elementary which is SO dangerous for children and families walking to school, especially on a hill that lacks visibility. Also walking with a stroller is near impossible on common streets like Jason Street or Gray Street where there are huge roots in the sidewalk and require going into the street to get around - this would be a huge negative factor for wheelchair users too.
- Poets field and playground are in awful condition.
- town garden is a disgrace barren no flowers. used to be well taken care of. wsy back. 70's water in statue pool. fountains working by town hall entrance. public works known for sloppy unprofessional work-all this with huge taxes. basically no one in charge with any creativity or aesthetics plsza by shattucks a joke. a stem business with few clients. big space. and a too small kiosk empty. could be a bike path. hot. cold drinks etc.
- Keep planting trees chosen for ability to handle suburban air (methane leaks) and long-term viability amidst global warming trends. Carefully cull undergrowth to prevent fires while supporting diverse plant assemblages. Add more field areas that are allowed to grow for a full season - only mowed after frost (like the hill at McClennan Field is managed).
- Would like to see more activities for adults and recreational programs
- The areas are great. We live near Menotomy Rocks Park and have heard that the playground there will be demolished. If so, please create a new playground there! Many families in the area heavily utilize that playground and it provides a huge benefit to the area!
- Sections of parks just for dogs and owners to be. Pandemic pups are everywhere. I would appreciate this as an owner and to encourage use for more dog time and as a park user when one doesn't not want to be inundated with dogs. Obviously, we can't say no dogs allowed at all, but having another dog park or more cordoned off dog would be good.
- I value and use several parks, the bike path, and green buffers like the Mugar land. I don't want to see more buildings taking up what little we have left and worsening basement flooding in my neighborhood (East Arl).
- Please add more tennis courts. Can we install new tennis courts at the Poets corner where the old tennis courts used to be? Thanks
- If there were more waste bins this could help keep parks cleaner. Special pet waste bins might be a step in environmental friendly disposal of dog waste. Composting can be done.
- I think I covered it already. TOO MANY playing fields. Not enough places to just enjoy being in trees or gardens

- Thanks for asking for input!
- Please please help with the off leash dogs. They make most spaces unusable. Police do not ever ticket or even keep records when called about a violation so dog owners will keep doing it.
- Thanks to all of the volunteers on this committee!
- have you considered a mailer to be sent to residents of the community informing them of the various green spaces in town and what recreational programs are available?
- Other than the playground at Stratton, there is no park in the Turkey Hill / Stratton area for young children during school hours.
- please add more baby bucket swings to all parks... multiple parks don't have any
- The town needs to get serious about it's master plan and hiring a professional to make recommendations. The fact that the highschool green space was given up so easily is evidence that we can't leave decisions that last generations to a superintendent or a board of towns people who have no professional background in urban planning.
- I like the dog off leash hours. Great idea. Nice job on res renovations!
- One of the things I enjoy most about living in Arlington is the presence of small wooded areas located in practically any direction for variety in daily walks. I think creating pocket parks is a great way to encourage neighborhoods to adopt open spaces. People seem to care most about things closest to home in their usual walking routes. A neighborhood might nominate a space for a pocket park - and pledge to help maintain the area (volunteer labor) in exchange for having funds budgeted for annual clean-up/weeding supplies. It's important for the Town to show support of such efforts by periodically allocating Town resources to more extensive habitat upgrades involving heavy equipment and more muscle power. One way to begin might be to create a Town-wide open-space clean up day (both invasives and trash removal), during which town employees (all departments) and commissioners work side by side with community volunteers.
- Change the priority of the town from housing to open space.
- Trash!! Maybe better trash cans with lids could help?? Or fines to businesses who's trash gets picked up there (eg dunkin dinuts trash is everywhere)
- Do not include so much public art... gets in the way. Clean up Spy Pond, hire lifeguards there and allow swimming.
- I find it very well maintained and appreciate Arlington making efforts to keep and maintain it.
- I appreciate all the hard work that goes into our local recreation opportunities! Would love to see more outdoor fitness options and an easier process for providing outdoor exercise classes.
- The largest piece of underutilized land in Arlington is Mt. Pleasant cemetery, the town should seriously consider a plan to close it and reintern those laid there.
- Increase the tree canopy. More green infrastructure for storm water management, pollinators, and aesthetics.
- Thanks for your good work!
- Particularly for Robbins Farm Park, if you could provide more seating options/benches around the park, and maybe more tree cover would be nice. Also, are there free workout sessions, like weekly yoga in the park, available for Arlington residents? I would be interested in free community workout sessions, especially outdoor ones in the summertime. When I lived in Somerville/Boston, there were such activities available to its residents.
- Try to buy vacant land so developers don't get it, to preserve open space snd create pocket parks

- Lots of bike traffic/walking traffic on bike path, sidewalks...if you provide it they will use it
- There is a neglected field at the end of Pond Lane on the right hand side before the bike path. It is overgrown with invasive species and seems like it would be a great opportunity to "re-meadow" (not sure that's a word.)
- No.
- Tree management should be very different for open spaces vs. public developed spaces and street trees. Manage open spaces as natural parkland, focused on appropriate diversity and healthy ecosystems. Manage public spaces and street trees for beauty, property value, aesthetics, town character..
- I enjoyed the exhibit in Monotomy Rocks Park of work of Nilou Moochhala. It was fun to visit with friends.
- The basketball court by Ed burns arena could use repairs — there are several areas that are tripping and rolled ankle hazards, and pools with water after rain. The playground area near the court could also benefit from new fixtures (though the other playground on the other side of the rink is great, so that may not be necessary) or be used for other purposes.
- In general, I prefer undeveloped woodlands and open areas to structured fields and playgrounds.
- Would reiterate that Arlingtons management and decision making regarding its green resources should be combined into one overseeing body. Silos for planning and management miss the opportunity to provide efficient care at scale, from a landscape view. One hand doesn't know what the other hand is doing when each open/green space is managed with blinders on
- We've lost four trees in Hardy School playground alone in the past year and a half. They've been "replaced" by very young trees, which will take years to replace the shade and CO2 sequestration of the adult trees we lost. The Town should step up its game when it comes to caring for established trees. I think that a program that educates our schoolchildren about tree stewardship and deputizes them to take care of the trees (in addition to Town staff pruning and watering as needed) would be an invaluable component of the Town's strategy to preserve our tree canopy. Children who don't know better can kill a tree by playing with its bark and branches, but I believe if they are taught what that play does to the tree, most of them will take better care of the trees at schools and playgrounds.
- Maintain what we have and add more open space
- Town has done a good job maintaining fields with proper maintenance.
- Preserve the Mugar Wetlands to avoid major flooding problems in the area.
- Arlington needs a pool! Both for individuals, families and school sports. Boys and girls club pool is old, too small and needs major upgrades of its decrepit condition
- The "old" Arlington was a "dry Town" and the members of the Irish American Club emerged onto Mass. Ave after they had toasted each other and their lives. Luckily, there was some money around, but not too much. The "new" Arlington plays with lots of money, does much bureaucratizing, plays politics, has nearly no native "sense" and does not enjoy thinking. Not actually a set of welcome developments. And not a great recipe.
- We really have a beautiful town. Thanks for all you do!
- Thank you for conducting this survey. I would only add that I hope maintenance and rebuilding of town own playgrounds located at schools will be prioritized. These spaces are enjoyed by students and community members. The playground at the Peirce school is in need of a rebuild.

- Please prioritize our playgrounds, particularly those at our schools. They bring so much joy and activity to so many and the one at Bishop School, for example, is painfully missed! Kids are standing around instead of moving during these valuable and brief 20 minute recess breaks they get.
- Please replace the Bishop school playground! The current Bishop play areas have become overcrowded since the playground was dismantled right before the start of school.
- I am so excited about all the improvements around the reservoir! We loved the movie at Robbins Farm earlier this month.
- Playground maintenance could be improved. Buzzell and Monotony Rocks don't look like they've seen fresh mulch in a couple of years
- As a resident and small business owner I have loved doing outdoor fitness during the pandemic and I, as well as other residents, would love for this to continue. It not only feels COVID safe but is more fun and enjoyable than working out inside. It is fun because the Arlington parks are so beautiful and pleasant to be in :) Please consider making this possible for local businesses and gyms! Thank you!
- It would be great to have recycling bins at open space areas, in particular, those with picnic tables (like near Spy Pond)
- yes don't let another inch of it get destroyed. just look at the front green of AHS.... so sad. what a disgrace.
- The town needs more programming that draws people to open spaces. The recent success of the Jason Russell house beer garden clearly indicates that there's a strong appetite for family friendly events that let people gather and mingle outdoors with food, beverage and live music.
- I would love to see the Boys and Girls Club expanded to include a cafe with deck seating on the pond, private event space upstairs with views and expanded boat rentals. Revenue generated could help support the Boys and Girls club and other youth programs and provide jobs for youth. I am imagining the boathouse in Central Park, NYC. I also see Linwood Circle on the pond as a public plaza, rather than a parking circle. Parking can go on the left, and the plaza with seating and performance space would be beautifully set right on the pond.
- Big vote for increasing the tree canopy, and continuing to protect and/or acquire more open space land.
- Bike path is great but it should be reserved for cyclists. Cyclists are not allowed on sidewalks and are not safe on the streets.
- It would be great if you had places for teenagers to hang out so that they didn't have to hang out and drink in the parks and the basketball court and the alpaca property. They need things to do and places to go instead
- "Open space" should include setbacks and rules around how much space a building can take up given the size of the lot. These monstrous houses being built on small plots of land are destroying the feel of our neighborhoods.
- no
- It would be really great to increase indoor recreational space. The only indoor space open to all is the library.
- As empty nest seniors, we have little knowledge of youth programs etc. We just appreciate a pleasant place to walk.
- The need for more wood chips should be evaluated and taken care of more frequently. All of the parks with wood chips in East Arlington have needed more wood chip cover for at least a month.
- Enforce no littering in parks, and too many people fishing, and smoking in parks.

- As a parent, I'm pretty upset by the sudden closure of the majority of the playgrounds, some for potentially a long time. I understand the deeper root causes for this, and I'd like to see better capital planning for this capital equipment, including a plan and budgeting for preventative maintenance. I'm sure this requires coordination and communication between departments, but does not the enormous aggregate capital equipment investment demand this? On a yearly basis, you could surely get a cadre of parent volunteers (do you know how many Quality Engineers live in town?!?) to informally assess each playground according to a specific set of attributes. It might not be identical to hiring it out to a company, but it would be frequent and allow for small, less expensive fixes, and professional assessments could still be performed at regular intervals.
- Could you add a replacement play structure in Bishop Playground? Our kids are missing the slides and monkey bars ..
- The play structures at many of the parks could use an upgrade. Look at Lincoln park in Somerville for inspiration.
- Please fix the playgrounds! It's so challenging that safety checks were done right before the start of school at a time kids need outdoor recreation more than ever.
- Don't make every park everything to everyone, there does not need to be a playground at every park.
- Desperately need a new play structure at Bishop school. This is such a loss for all neighborhood kids including those too young to attend school yet.
- The larger Peirce playground needs complete renovation, especially as parts of it are condemned right now, and grades 1 -5 rely on that as their only playground.
- The existing playgrounds are in serious need of repair. The playgrounds at Bishop, Peirce, and Stratton are basically unusable. This is an unacceptable situation for our school kids.
- I am particularly concerned with the maintenance of town run playgrounds, and the recent loss of so many due to safety concerns. The timing of the recent closures coinciding with the beginning of a school year where we are still hoping to get kids outside as much as possible due to Covid is unfortunate. I don't believe that putting up caution tape is likely to keep people from using the playgrounds, despite real safety concerns. I completely understand the town has limited resources, but I am hoping we can increase the priority given to these spaces so that the issues are dealt with earlier rather than later.
- I think having some more splash pads would be great. Just listened to an NPR piece about cities and towns adding splash pads to communities as a way to help families during climate change with heat. Heat is so dangerous and providing more opportunities for people to cool off is going to be important.
- Please build a new Peirce School big playground
- The big playground at Peirce is in real need of renovation. There have been a number of injuries on the "zip line" and there is just not enough to do for a school that is increasing in size year after year. I know that the kindergarten playground was just redone, which is wonderful, but it has made the bi playground look so much worse in comparison!
- The playground used by the majority of Peirce students gr 2-8 has been in sad shape for a while!
- As noted above, proactive outreach to PTOs, principals, etc. for town-owned playground and rec spaces is important.
- It would help to publish a schedule of maintenance for open space, playground, and recreation areas, and to indicate how the Town is balancing needs in different areas of Arlington -- being sure to consider citizens and neighborhoods that are under-resourced.

- Bishop community severely lacking in playgrounds!!
- Land is at a premium. Allocating more land for open space would be fanastic, but should be done in concert with allowing denser housing town-wide, either by amending zoning definitions or rezoning.
- It would be great to have access to indoor and outdoor swimming areas, which don't charge an admission fee.
- Yes, please do not eliminate any of the current spaces. If anything, find new ways to add to them. Do not sell out public outdoor space in exchange for incentives from developers to build new construction in these spaces. Thanks.
- Many large downed limbs in parks/playgrounds near where I live after storms suggest an increased need for arboreal management. Remember the woman seriously injured a few years ago when a decaying tree fell on her in Spy Pond park? Another catastrophe like this one could happen at Brackett, Robbins or Menotomy if trees are not appropriately managed.
- I love the art exhibitions in the Minute Man and I think should be done in more areas
- The overflowing sewage situation makes the bike paths along rt16 unusable during most of the spring and summer due to smell. I know there's drama with Cambridge over that area but leaving it unresolved hurts residents and seasonal tourists of both Cambridge and Arlington.
- Focus on connecting bike routes both within Arlington and other towns. Also focus on the use of cemeteries as public space for walking.
- I would certainly love more swimming opportunities. The arlington boys and girls club is great, but as a homeschooled minor it seems like a wasted opportunity that I can’t go swim there during the day unless I’m an adult.
- I live here in Arlington, but I work in Concord with The Umbrella Arts Center, in collaboration with organizations like Minute Man National Historical Park, The Old Manse, Trustees,Concord Land Conservation Trust, OARS, and several environmental and municipal groups throughout Battle Road and Metrowest. Each of those can be more or less conservative and conservationist, but all benefit from community engagement through historical, cultural and public arts events. The Umbrella's Artwalk in CLCT lands townwide, annual Art Ramble public sculpture exhibition in Hapgood Wright Town Forest, and Go Out Doors installations on Metrowest rail trails; the three-decades old Musketaquid Earth Day Parade & Festival and the Summer Solstice Riverfest at The Trustees' Old Manse; MMNHP's Arts in the Parks; all of these create opportunities for exciting new recreational and educational engagements with new audiences in historically valuable Open Spaces.
- A second pool would be great. We may have to lose some open space to add one. Pools can be expensive.
- More focus on native plants and climate-friendly open space. More pocket parks!
- Maintenance of equipment and field should be priority along with removing the invasive species in our waterways.
- Thank you for continuously thinking about and addressing this important topic. One of the many reasons I’m grateful to live here.
- There is considerable cycling along Mystic Valley Pkwy from Summer St to Mystic and on to Shannon Beach. While long range improvements are planned, hazard removal along the road edges should be a priority. Also, frost heaves everywhere should be flagged with orange paint.
- I would like to see more attention to the impact of residential development on neighborhood green space and private gardens. Large houses cause significant impacts on green space through increased shade (altering what can grow and thrive on neighboring properties) and alteration of water run-off

(lack of free ground space to absorb rain and water). I would like to see construction permits take these issues into account in a more serious and strict way.

- More garbage cans and garbage removal needed. Park grass is not well maintained (Hurd Field).
- There are many parks for intramural and organized sports, please do not add lights, bleachers, or other features that would cause them to disturb abutters.
- Many playgrounds could stand to be updated; the playground at Menotomy is particularly run down and in need of attention.
- Improve McClennan. Could remove the mound between the soccer fields to provide a third field. Drainage needs looking at, as does the leveling. Would be great to have additional turf fields.
- I wish we had a real woods to walk thru. Also it would be nice if we could wade in the Mill Brook
- More (or any!) garbage cans and recycle bins would be highly appreciated (especially for dog owners)
- Our ponds are precious resources; let's save them and, at the same time, keep us and our pets safe!
- The Woodside Lane open land area desperately needs maintenance for basic cleanup and to remove invasive species. This area has potential as a usable green space but is not maintained at all by the city. Many trees in the zone appear to be in poor health.
- Some small parks are not under ANYONE's jurisdiction in Arlington, and as I understand it, they are meant to be 'unimproved'. This means DPW will not take care of dead or fallen trees, and if they do, it's often poorly performed. I understand this policy for larger parks or conservation land, but I think small parks should be well-maintained.
- Open space in the form of large yards and undeveloped private property is important for so many reason: wildlife habitat, rain sinks, tree cover, the visual pleasure that they offer to the passerby. We are moving toward a densely built town with strictly designated "open space" scattered here and there--not what I hope to see for our town. Sometimes the best thing humans can do is just leave things alone.
- 1.Would love to see an OSC statement against use of rodenticide. Raptors and other unintended animal victims are being killed by rat poison, right here in our open spaces. Perhaps an educational session on other ways to deal with rats? 2.Also, education on co-habiting with other beings - it seems that some people are not used to living with nature. I hear constant expressions of fear of rats, coyotes, turkeys, mice, chipmunks, squirrels, raccoons - their presence should be valued and respected
- I would love to see a pool in Arlington that can be accessed by all ages!
- The long term capital plan should be widely shared and regularly updated with resident input. Everyone should know the timeline of projects. We also need to allocate greater funding for “break fix”/urgent repairs, as shown by the boarded up Bishop Playground and caution tape at Parallel Park. Thank you.
- Not sure if the "Window to the Mystic Lake" is conservation land or recreational land, but it is wonderful and worth better tree maintenance. Also, people use it to swim and access the lake--maybe this should be addressed rather than overlooked?
- Please build a pool!
- The open space on the north side of Spy Pond is a jewel. I am so grateful that the town spent money on improvements there maybe ten years ago. (I remember that it was just before Nate Levenson, MBA, lost the town a good deal of money by engaging in criminal behavior towards his employees in the school system.) Those improvements have made the park a wonderful place to spend time. If I had to name one favorite thing about living in Arlington, Spy Pond would be it.

- Bike path can be a hazardous place at night..police it! LOTS of trash there!..especially in East Arlington areas.
- Limit non-Arlington groups use of fields/open spaces."
- It would be great to get more weight based athletic equipment around and fun paths. Menotomy used to have some but they've faded away.
- 1) Please put dog waste containers in All open spaces and along the bike path,that will help with people who complain about poop bags being on the floor or on their trash barrels. 2) it would be nice if their was lights on the bike path as winter approaches & gets dark at 4pm. They could be the solar ones so you don't have to pay for electricity its a one time investment. 3)parallel park on Medford street could use some updating. 4) create another dog park in the heights area. 5) more off lease hours available, currently the off lease hours are 7-9 am. But it would be nice if there was more off lease hours after 4pm 6) more trash barrels accessible for people, between mass Ave their is one in the center, one by stop & shop & one by a andrinas pizza then the next is by park street. 7) it would be nice if we had a outdoor community pool.
- Another dog park would be nice.
- Better roads would be appreciated. There are many 'private roads' that are used by many people to access their roads and are in horrible condition.
- An initiative to develop a free-range playground (just one example: http://www.freerangeplayground.org/) with recycled and reused materials would be amazing - this could be coupled with community programming as well. More unstructured/understructured space for our kids to explore and be kids! A multi-generational community center would also be great - this might also support the creation of more streamlined and structured afterschool programs that are linked closely with the school system and programming based out of such a center.
- This survey attempts to cover too much at once and asks very little relative to open space that I care about, which is why I did not answer more. I am interested in open space natural areas - and I mean natural areas that are not manicured and chemically treated, but consciously improve habitat and can serve as examples of how we can contribute to an urban forest. In terms of development, there is a tension in this survey between high and low environmental impact, and given the opportunities we have for natural areas to improve quality of life on many levels, I found it confusing to consider an indoor pool or community center as part of open space planning. Lastly, I would like my town to have walking trails/paths where one is not in danger of being hit by a bike.
- There sure is, but I'm trying to be polite.
- Please allow dogs off leash in fenced in areas like tennis courts when not in use by people. Perhaps early morning hours only? Please also tell residents not to put up no dog signs on town land. I've seen this twice now, on that strip of land between street and sidewalk.
- More open spaces for off leash recreation. Limiting to dog parks and certain spaces doesnt allow for ease of use, convenience or flexibility. I shouldn't have to drive to the other side of town to get my dog some play/exercise, whereas the dog park doesn't meet our needs.
- The bike path is fantastic, and I would like to see more dedicated bike paths that are separate from roadways
- Enforce dog leash rules in parks
- Open up more slots, sports for the kids fill up way too fast, I literally had to sign up in Watertown and Acton this summer. How about a fund carousel somewhere in town?
- We need more shade

- Broken record but no space for teens. My son is 13 and I literally tell him to be on best behavior around fragile parents with kids under 5. Tall kids make the parents at these parks with youngish play structures nervous. Really no place for teens to just be in a safe, public space.
- There are a lot of invasive species including poison ivy at the Res and on the bike path.
- One of the main reasons we like Arlington so much is because of the parks and open spaces! Great job!
- It would be great if there were people who could clean up glass, vapes, marijuana etc. from the green spaces. Of course ideally people should be responsible and not leave those where they could harm people and dogs, but unfortunately that's not the case. I don't know if this would be a big volunteer effort or if somehow people could be paid.
- I love Arlington and appreciate efforts to make it an even better place to live. Thank you!
- More dog parks dog access. Easier access to bike path, ramp entrances etc like in lexington. No fast pitch softball next to bike trail. I have seen a lot of close calls and my wife was hit while jogging
- Rez beach should stay open later in the day so that working people can use it.
- An additional dog park on the Heights side of town.
- Please be more proactive caring for trees! While I understand that diseased trees have to be cut, please try to avoid clear cutting (like in front of dallin museum)
- I'm disappointed that the town has not pushed to acquire the Mugar property. It is the only way to prevent further flooding of the Thorndike fields and the surrounding properties.
- Do NOT expand dog parks and unleashed hours any further.
- Greater opportunities for outdoor dining are really nice. Would also enjoy community projects such as planting trees. Greater communication about invasive plants and wildlife care could be nice (ex why it's bad for the ducks when you feed them bread crumbs).
- Would be good to maintain the boardwalks and paths in the Great Meadows.
- I would love to see more shade at all fields . Our son plays baseball and there is minimal shade for the players when they're on the bench there are no sheltered dugouts at any baseball field —all the benches are exposed to the sun and with climate change and the extreme temperatures shade is critical.
- I hope for improved maintenance and beautification through small plantings along Mass Ave in key areas such as the Center, Brattle Square, and Arlington Heights Center. Also believe strategic plantings and signage could help better draw people in to the various sites and spaces we have to offer including the reflecting pool near the library, Jason Russell House, and the Cyrus Dallin museum (which I'm aware is already being rehabbed).
- Please, please do a better job managing the Park Circle water tower open space.
- Friends groups seem to be vital to the adequate maintenance of parks. I've lived next to McClennen since it was in the process of being built but haven't had the wherewithal to spearhead a friend's group that might help advocate for/ volunteer for maintenance projects. How might the town help to facilitate or support the creation of such a group? Also: I would love to see the Poet' Corner area improved.
- You have the wrong people with the same, old, tired but expensive ideas.
- The light at the bike path and Lake Street is an amazing addition. I would like to see more signage about speeds on the bike path and encouragement for cyclists to follow the stop signs, especially at Spy Pond. As a parent to young children, the parks and playgrounds are used heavily. If there was some sort of system to keep them maintained and current, that would be appreciated. Finally, would

love to have an outdoor pool option that is open from Memorial Day to after Labor Day (mid-late September). It's hard when the nearby outdoor pools/Reservoir close mid-August.

- Evening off leash areas for dogs, please! More education about wildlife and the way our urban/human environment impacts animals and birds. Alternatives to the poisons that are killing pur wildlife!! Incentives and education for those who feel the need to use them - especially the owners and managers of commercial properties and apartment buildings. So important!
- We need more green space. Better tree canopy Relying on abutters to ask for trees is not the most effective way to replace them as the original street trees are failing and being removed.
- Engage neighbors more and support them to care for open spaces. Also engage coaches and teams to care for fields they use and respect for the neighborhoods around those fields. Leaving trash and illegal parking does not have to happen.
- As stated above, I feel Arlington could / should do more to invest and conserve the open space that is currently available, and also to purchase and set aside more open space to curb development.
- Please do not allow the soccer club to take over any baseball fields. They are occupied from April through August while soccer fields sit idle most of the summer.
- Critical issues is to prevent further loss of semi natural spaces. Example is the land behind Ottoson and of course Mugar.
- Better enforcement of on leash rules especially at Menotomy rock parks. I have quit calling- gave up- but it’s bad there in the afternoon/evening. And I am a dog owner- i just don’t like loose dogs running up to us.
- Off leash parks
- Seem like there is a greater need for playground maintenance and periodic replacement. Feels like many playgrounds in Arlington are “aged” with decaying structures that get removed rather than fixed, and it’d be nice to have a greater plan for their redesign to meet the needs of families with young children. Looking at you, Robbins Farm Park, Menotomy Rocks Park.
- Enforcement of off leash dogs in all of the open spaces.
- I am concerned that many talk about taking away baseball and softball fields for soccer fields. The soccer fans do not have any concern for others than their own. Many of their kids that play soccer at a young age do not continue with the sport in their teens. Also The soccer fields do not get much use all summer. Baseball goes all summer long with summer leagues and gives the kids something to do. Especially the teens. Please consider this.
- Connecting open spaces makes for a great walk with the family!
- We often visit the Cooke's Hollow park, which seems to have a problem with invasive species (Japanese knotweed). A bit of signage explaining to people what they can do to help would allow community participation in remedying the issue
- Arlington has an incredibly special mix of open and recreational spaces. We particularly enjoy the area around McClennan and the Res. Great way to combine multi-generational activities.
- We spend countless hours in Arlington's open space and recreation areas, and have for the decade we've lived here - they are really important for the town and we should do everything we can to make them great and take care of them.
- The wall from the Library to Town Hall that separates what is now an almost invisible and unuseable open space from the sidewalk at Mass Ave should be redesigned to make that space more inviting and useable.

- I am repeating here what I said for the bike path crossing in the center of town (question 1 — Other) Crossing pattern is confusing for bikers. It coud have been made simpler. Especially when returning from Lexington and having the place yourself in a green box. The triple set of lights (Medford street, Swan place, Mystic street) could be made less painful by having the light synchronized.
- In general, the open spaces are designed for kids. The only place I can think of that has park benches that are not facing a playground or playing field is Spy Pond. It would be nice to have quiet places where an adult could meet friends without being in the shadow of a playground.
- Remember that arlington just declared a climate emergency! That should be at the forefront of all activities.
- Adding pickleball courts would be a great addition for seniors.
- Suggest adding community gardens, basketball court in Heights.
- The Thorndike dog park is great. So are the 6-9am off-leash hours at Menotomy and other parks. It would be great to add some evening off-leash hours as well. A fully fenced park with shade and water (for instance, part of Menotomy) would be especially wonderful.
- I would like to see a beautiful, well-marked and maintained path through the green area off of Washington and Mountain so that children going to Stratton can avoid going on Washington, where there is no sidewalk and one could argue very poor visibility as one goes up the hill.
- 1. Al fresco dining- let's make every accommodation for PLEASANT outdoor dining"- very European and I'm hearing a lot of desire for it (Think Moody Street in Waltham- or better). 2. Do not cave to the "affordable housing" and urbanization pressures. We are already tops in the state on those metrics so let's lean in to natural spaces which is what draws people here anyway. If we overshoot then people won't want to move here because it' won't be pleasant.
- Many playgrounds are aging and have not been updated/maintained. I hope that this will be a priority in the new plan.
- Keep knocking down the illegally built mountain bike paths. They are destructive to the environment and a danger to walkers and children using the space.
- When new buildings and schools are built with new plantings there should be a plan and funding to maintain the landscaping for these new buildings.
- I find the town still too cautious and slow moving on innovative uses of public spaces. I dearly miss our beer garden at Whittaker. I miss outdoor yoga. There are two chairs out at the lawn behind the library and i have no idea if this was a private citizen's initiative or the Town's- but the Town should certainly just put a few more of htse plastic adirondack chairs around in the green spaces so we can socialize!!!
- Please do not tear down Menotonomy park playground.
- Maybe an open air theater area for shows and concerts
- I think the Town should buy the Mugar Woods
- The bike path no longer feels a leisurely recreational space it is more a route for cyclists to commute. It would be nice to have more walking paths that would be safer for kids and families to use. We love the idea of traversing the boundaries/edge of Arlington in one safely demarcated path as well.
- consider bicycle pump track (like the one in Allston); perhaps near McClennan.
- I've definitely noticed some waste and litter issues at parks. Especially near Spy Pond. The trash containers are filled to overflowing on nice days, and it would be worth increasing trash pickup frequency on those occasions. More concerning is the amount of waste from recreational fishing, I've encountered a lot of tangled fishing wire and several loose fish hooks. I had to help untangle a duck

from fishing line, and a friend is still trying to help get a hook out of a duck's wing. I'm worried the next creature we'll need to get a hook out of will be a small child.

- The skate park is in poor condition and dangerous for younger children.
- Any chance of acquiring land on the Arlington side of Mystic lake? Any space where a public pool could be built? Any chance of making a portion of Spy Pond open for swimming? (I like swimming)
- It would be wonderful to create opportunities for kids with disabilities to participate more in town sports or create recreational programming with that specifically in mind. I'd like to see things added to our parks that would encourage tweens and teens to get physical activity, like larger climbers, ramps, shared sporting equipment, etc. in particular in the Arlington Heights area where it's harder for these kids to get around via bike or walking.
- The sky also counts as "open space" - stepbacks are important for buildings over 3 stories tall.
- I would love a dog park further West in town
- Provide more opportunities for outdoor workout classes and children classes
- Stop the signage.
- No, comments above covered my few comments for improvement on a really good program.
- More open space performances would be fantastic. I also would really like to have a local pool instead of having to travel into Medford or Cambridge.
- Better athletic field maintenance. There are fields around us that get very high use, such as Elm Bank Fields in Wellesley and Progin Park run by Mass Youth Soccer. Despite their constant use the grass fields always look great. So it can be done. Maybe we need to consult with the groups that maintain these fields to understand what we could do better. More access to lighted fields, and improved quality of lighting on existing fields. This would increase the field capacity by allowing youth sports to run double practice sessions on week nights. It would be nice to see an analysis of how money is spent to maintain athletic fields in town, and understand if it is balanced between the different types of playing fields. I live near Bishop Field and DPW works on the softball field, raking and maintaining the infield, almost every day during the season. The only thing I see done to the rectangular based fields (lacrosse, soccer, ultimate) is the fields are mowed. Are there equitable resources invested in maintaining the different types of fields?
- More recreational programs for adults. Most programs are for seniors during the day, It would be great to have affordable ongoing programs/groups on weekends or early evenings (~6pm) for working people to build community connections.
- Town policy should favor increased populations of predator species -- especially raptors, but also coyote, foxes, fisher, even bobcat -- until populations of Eastern cottontail rabbit, Norway rat, and Canada goose are reduced.
- More areas should be available for use during covid for art, music, and recreation programs (private programs as well as public!) into the fall. The pandemic is not over and local businesses need continued access to public outdoor spaces!
- The Robbins playground is due for an upgrade and also more community garden space is needed.
- Why is there a parking lot in front of Kickstand? This would be a superb plaza for eating, gathring, beer garden, etc. There's the big lot across the street so this a waste of space and an eyesore.
- Arlington really needs a town/school by pool. The only pool in town is at the ABGC, and this is over scheduled. A new indoor pool can be used by AHS and the community.
- Covid is far from over and it has taught us the importance of prioritizing being outdoors. PLEASE do not expire the allowance for outdoor classes (ie, yoga studios, children's music, art classes etc.). The

community needs outdoor classes through late fall. The local businesses also depend on this option for survival right now

- I am sad to see the park at 60 and Mass Ave undergoing renovation, I liked it as it was. But, I have no idea what it's going to be, so here's hoping it keeps the same spirit!
- I'd like to see a managed volunteer program along the bike path. Also more adopt an island or parklet areas. It seems some of the road island s are not being kept up (ie Pleasant St at route 2)
- Yes! First would be more support/resources connected to cleaning contaminated soils and reducing the use of pesticides or other lawn products which may damage the soil. The reason I say this is because I would love to grow food in my yard, but am currently unable due given the contaminants. The other idea would be to create community food forests like the Arlington Community Orchard. Spy pond field has lots of unutilized areas along the slope that could work for layering native and food producing trees and plants. There are already a couple of mulberry trees on the edges of the field and along the bike path. The first step in this would be using plants like sunflowers to clean the soil if it is contaminated (phytoremediation). Then building soil health with native plants like lupins, and finally adding food producing crops. The design and care of the forest could also act as an educational opportunity for lower income families to learn about growing their own food, and could also produce food that might be harvested by members of the community who are looking for affordable fresh produce. Overall, there could be opportunities in the town to incorporate edible plants into the tree canopy and public parks. If we are going to grow plants, might as well grow food!
- I appreciate the hard work of the Park & Recreation Committee.
- Yes to public pool
- Would love to see more funds and opportunities for public art and other performaning arts in open spaces.
- It's time for a community in Arlington. Our swimmers should have multiple opportunities to swim in a town of this size, and there is no reason that a pool can't be in a multi-generational community center or a public school.
- It would be good to have all of the green spaces adequately managed from the start. When McLennen Park was created, there was still an area (the wooded area near the Wright St/Huntington Rd entrance) that was full of phragmites. I spoke with the woman from the consulting firm as she was doing the final check-off list at that time drawing her attention to the numerous invasive species still in that section. Now, the entire park is overrun with them, and most of the native plantings obliterated. If adequate funding and attention had been paid at the outset, this could have been avoided. It will cost more to undo all of this than had it been properly considered at the start.
- There needs to be a community center, a place where kids can gather for indoor and outdoor play. Not the ABGC, mostly for younger kids, or Fidelity, but a rec center where kids and teens can gather for organized play and/or not organized gathering. Where do our teens go? Literally nowhere. To the movies? THIS IS IMPERATIVE. It's embarrassing that a town like Arlington has nothing like this. Use some space near the rink. I know dozens of people who have worked on this over the years. Why does it never manifest? We worry about drugs. Yes, b/c there is NOTHING/NO PLACE for tween/teenage kids to gather besides a park, most of which have no bathrooms or even water fountains, or cover from the rain. One table, at some. None at others. Painfully sad. Whats worse is that this survey barely addresses that. How is it not on your radar? We need a pool, and a rec center. Arlington is supposedly all about kids, but it's not really.

- Arlington needs a decent indoor pool. It is an amenity that would be used by all residents, from swimming lessons for kids, a location for teams to practice and senior exercise classes. It could also be rented out. Much town $$ should be targeted to an amenity that can benefit all.
- I would fully support an aquatic facility and would happily help with consulting on facility structure and design, coaching, lessons, lifeguards, startup
- Outdoor pool please!!!!!!!
- Outdoor pool is a game. Changer. Indoor pools, while year round, are not social spaces and get very grungy over time.
- The lower field at Ottoson is in severe need of repair and overhaul.
- Integrating green space with the Arts (Sculpture park, pavilion/outdoor class room) or History walks or Literature, -English picnic place with readings or sketching walking minstrels or poets ,pavilion with a stone fire to change your skates or put on your X-skis
- A public pool would be wonderful! I also notice that our local playground (Magnolia Park) is not well-maintained. It is in dire need of a refresh on sand and wood chips. I think the low level of wood chips is a safety issue (it provides a cushion when kids jump or fall off the play structures).
- Consider development of turf fields to allow access to Rec space for organized sports more consistently with changing weather patterns. Development of a town pool.
- Pool Pool Pool Pool Pool
- Thank you to the committee members for your dedication to Arlington. The reservoir recreation area improvements are making great progress.
- I would really like to see an outdoor pool. Many communities in our area have outdoor pools, Arlington should too.
- An indoor and an outdoor pool
- Arlington has so much going for it as evidenced by the dramatic increase in real estate and the burgeoning of families moving here and the related overcrowding of public schools. It really is such a special place. Please keep up the amazing work. Can't wait to see what's next...
- Yes to public pools!
- A lot of programming is for kids. Or seniors. We need to have some for other segments too
- More soccer fields! Including lighted fields and a turf field.
- An outdoor pool!!
- Park maintenance and invasive species management are both very important.
- Outdoor pool!
- I would definitely like to see more indoor spaces available for sports, specifically an indoor pool and basketball court.
- Arlington needs a pool already. Yes, we have the Res, but let’s face it. That’s for children age 6 and under to wade in. Lexington and Lincoln and Belmont and Waltham and Somerville all have pools. It is a huge disappointment summer after summer to have no pool to join and spend our summer days at. BUILD A POOL!!!!
- We need a pool!
- Outdoor community pool
- I am concerned about conflicts of interest that do not best serve the town on Park and Rec. I would like to see more management by Open Space committee and conservation commission and less by Park and Rec who I don't believe represent the town's priorities as a whole well.

- A town pool should really be a priority!
- Would love to see some of the many baseball fields be able to be used by other sports. Like spy pond and buzzed.
- It would be nice to have more parks that are usable for adults - not playgrounds or fields. Parks with natural landscaping, benches to sit on, etc. It would be wonderful to have these in residential neighborhoods.
- is there anyone who coordinates town needs that are beyond the current budget with community service opportunities? teachers like real world connections and local project opportunities if there is someone to point the way or help, and high school kids are more capable than we give them credit for being and need community service points- it's just a questions of making connections. Just thinking... P.S. written as an elementary school teacher who is open to projects like tree identification, signage, weed pulling, etc with a class at some point
- A pool would add to the recreational space in Arlington. Not only would it increase our property values, but would even provide a safe space for our teens, increased job opportunities for young adults, promote family time and health, etc.
- Stop Select Board from appropriating public open spaces for private businesses--e.g. Kickstand Cafe takeover of pocket park in front of it, past beer garden at park in front of Whittemore Park
- Would LOVE an outdoor pool....but that might be too wishful thinking.
- I would love to see more walking paths around bodies of water (Spy Pond, Mystic Lakes. These are public amenities. Also, there should be more public pools and water play opportunities for children that are easily accessible to all and not require a membership or excessive fees for families to use. Even public wading pools would be beneficial. The Res is expensive for what it is ($24 for a family of 4 to use for a day, or a 2mo long season pass is overpriced).
- Please please please have a pool! And affordable swimming lessons for kids particularly on weekends or evenings.
- Have stone chess and checker tables, a bocce court, gazebo for performances, pickle ball courts, and a kite festival with a kite-making workshop before. Set up a kite contest with other towns= teach aerodynamics.
- town pool please!!!!
- We need a pool! Belmont pool is so expensive, Lexington doesn't allow non-residents. I would have moved to either of those towns if I could have because they have better facilities. A pool is an important resource for families in the summer
- This town needs a pool so badly. The only pool in this town is the Arlington Boys and Girls Club - it would be an excellent addition for all ages in our community.
- Open space isn't only about sports.
- Adaptive, accessible Rec programming.
- Arlington should have a public pool the only pool kids have and can utilize is the boys and girls club indoors . Surrounding areas have lots of pools to choice from.
- I do not support a town pool
- No, no, 1,000 times no to a pool.
- It would be great if Arlington could find space for an outdoor public pool similar to Dilboy or McCrehhan Memorial.
- Arlington needs a pool!

- Alewife Brook needs significant rehabilitation. I would also like to see more diverse open spaces, e.g. parks with more tree cover and fewer fields, especially in east Arlington.
- Would like to see more water fountains (great example Fresh Pond in Cambridge has water fountains for people + dogs).
- I've been waiting 40 years for an outdoor pool. I see this as a priority for the whole town.
- A pool would be great.
- An outdoor pool or pool that can be covered with a bubble in the winter would be great.
- Some school-based playgrounds are literally boarded up (Bishop) and replacement is scheduled for several years away. Schools seem to be hands-off about these even though their students are using these parks daily. Also, allowing educational/community-based businesses like children's music classes to use park areas, especially in light of COVID, should be encouraged
- Why have so much space, money, effort for hockey? I know Arlington used to be a "hockey town" but given the changing demographics, needs an indoor pool (including warmer pool for senior citizens, rehabbing, etc.) much more than a second hockey rink. Hockey appeals to a narrower segment of people than an indoor water facility.
- I really think what would be cool is to create a small walking/ running concrete path around all the elementary schools. For example, at Dallin there is a bath that goes 3/4th around. If one side was added the whole community benefits. Kids can run the bath before after/ during school or during physical education or for a running club. Parents can push a stroller and get a walk in during their kids soccer practice. It would be great opportunity to get people out walking together or to create a 1K race. I've seen this done in other towns and it really ups people's physical activity levels. Lastly, I would like to advocate for a memorial bench program. Where people could buy a plaque that goes on a bench. It will help pay for part of the bench/ up keep and it will also help remember some awesome people. Overall I'm super happy with the parks in Arlington. Keep it up. And thanks for offering this forum.
- It would be nice if some of the larger ones, say, Thorndike and McClennen, had better facilities. Those porta-potties leave something to be desired. A lot of soccer games tend to get cancelled because of grass fields, but mixed on need for turf. Poet's Corner seems like an obvious spot for improvement, below grade conditions obviously being an issue. Does North Union really need to be maintained as a baseball field? Making that all grass would seem more flexible. And less prone to ponding. Some kids call that infield "the Caribbean" or something like that.
- Need an outdoor multi-court basketball location in town, AHS rebuild removed only multi-court option. Winchester/Lexington/Cambridge all have multiple locations with multi-courts, keep our kids engaged and safe
- I wish there was better upkeep of playground equipment i.e broken swings. Also, a public pool is a must since the high school will not be adding a pool.
- A pool and multi-use recreational facility would be a great addition and provide tremendous benefit to the town
- more mature trees and open space
- There need to be clear rules around off-leash dogs and enforcement of those rules. The dogs should not be interfering with the use of the space by children and non-pet owners. And we need a newer pool or a second pool!
- No

- Usage of open spaces. Could for profit orgs utilize the town's open spaces / parks for a fee? ESP for under 12 kids programs. Where are the kids supposed to go for private classes, that the town doesn't offer, when the weather is good enough to be outside and not on zoom?
- Please strongly consider indoor recreation, including aquatics, to support public health and safety.
- Town should prioritize a pool including diving boards so Ahs can have swim and dive teams.
- We need a pool!!
- I think an indoor pool that could be used by ALL members of the community would be a great asset to the town. Also, more indoor basketball space, the only space that is accessible is through private entities. We need a community center for kids that is more available for them.
- I would love an outdoor pool, though a new indoor facility would also be wonderful.
- When is the skateboard park at Mclennen going to finally be updated? Its one of the most outdated user-unfriendly skateparks I've encountered.
- When considering a pool, balance pubic and private investment against all else the town budget supports.
- I strongly support a public indoor pool for town residents.
- See comment to Q.5. There is a need for Arlington to address open space and recreation needs for older adults (an increasing population and a vital part of our community) and for persons with physical disabilities. This is one reason why I strongly recommend Arlington building an indoor pool.
- We are desperate for a larger pool to accommodate the kids, students, adults, and seniors in this town!
- Outdoor pool
- An indoor multi-generational community center recreational space with an indoor swimming pool would provide more opportunities in the winter months for the community.
- We need another pool!!! Having only 1 pool In town indoor or outioor is such a shame given how much it could provide for children and adult swimming lessons/competitive/ recreational as well as for the elderly
- We would love a pool in Arlington!
- I would really, really like to have a pool that is accessible at multiple times of the day, is clean and well-maintained, and affordable. Thank you.
- Adding covered picnic tables to some parks would be nice.
- We need a newer, bigger pool. The pool at the B&GC is oversubscribed and way too small for a real swim team. There aren't enough lanes. Swimming is a life skill - swim team is a fantastic sport - and getting pool time at other locations is also nearly impossible.
- The town would greatly benefit from a community pool. Families are continuously using facilities outside of town to meet this need.
- While I would love to see more parks and open space, I want to emphasize the need to better maintain existing parks and coordinate between school and town-managed parks within school playgrounds. Trash, invasive species, and broken or removed playground equipment has been a constant problem in our 15 years here, and it feels like it takes an act of Congress to get things patched or fixed at Peirce or McClennan, to be specific.
- The town needs a pool. Ideally indoor.
- My family and I have benefitted by the wide variety of Arlington's open spaces and programming over the years--thank you. But as someone with mobility issues, here are some of my dreams for

recreation spaces: 1) a very secure place to leave my recumbent trike next to the bike path (with parking!) 2) a way to safely connect from the Minuteman trail to other bike trails 3) an adaptive kayaking program every so often, so that I can enjoy being on the water at Spy Pond and the Res with help from the Rec staff 4) a ADA trail at Great Meadows (or other open spaces).

- I walk at the Res almost every day, all year round. I really appreciate the work underway there now. In a couple years, it will look great.
- More resources are needed to maintain parks and open spaces, especially after capital projects are completed. Capital projects would last longer if maintained and should not be used to make up for lack of maintenance.
- Personally, I think we should be moving away from the love affair with organized sports and dedicating so much space to them, moving towards creating more natural spaces, food forests, and places that people can care for them
- There is massive abuse of off-leash dog rules all across town. I can't access neighborhood parks without seeing violators. More enforcement and signage needed to protect small children and park users from this HUGE problem
- Similar to expanding commercial locations, this is a challenge since Arlington is highly built up. Aggressively planting trees in public locations such as the main parking area in the center of town would help. Promoting public/private tree planting programs would make these spaces more pleasant, user-friendly and help address climate change (for example the large, bare, hot parking lots for Walgreens, Stop and Shop, Whole Foods, Mirak.)
- No more playgrounds.
- I think this town needs a community center (Cambridge has a great one by Fresh Pond), an affordable outdoor swimming pool (like Dilboy in Somerville), and Poets Corner is an absolute eyesore that needs to be fixed and much better utilized.
- Unleashed dogs are a common occurrence in open spaces. This is not good.
- There aren't any pools so adding one would be great.
- We have some great resources in Arlington. I'd love to see them become among the best in the region. Right now we are very much middle of the pack.
- Skate park could use freshening up - there are some not-great cracks in the concrete (I have addressed this in a DPW ticket and they are working on it). Improvement at Res of water quality is notable and MUCH appreciated! More active opportunities for teens not on sports teams would be appreciated.
- Arlington is a very densely populated town. We need to expand our open space at every opportunity.
- Open space in Arlington is deeply entwined with housing and zoning. There's opportunity: denser housing could free up some land for green space while also making living here more affordable by increasing the # of units. Tying development of denser housing to commitments for more green space could alleviate fears of denser housing resulting in a concrete jungle. There's also tension: we need a better commercial-industrial tax base for revenue, but that requires land that can be zoned appropriately, which has to come from somewhere. But if we can manage it, the increased revenue can help support our open space and recreation.
- It would be nice to have flowers where possible in open spaces.
- I'm glad the work in Whittemore Park on Grove St is being finished. The area where water is stagnant needs to be addressed. It seems to be, to me a breeding area for mosquito larvae.

- Please enforce the leash law (with more than just Diane). Too many parks with dogs running free past off leash hours. I don’t mind extending off leash hours but I would love for it for the rules to be respected and enforced.
- see notes above
- I think that Arlington would benefit from more open spaces with a large number of trees. There aren't many places to take a walk amidst trees in East Arlington.
- Would like to see grounds maintenance transition away from fossil-fuel machinery; don't know what chemicals are used in lawn care on Town properties - where can we learn this?
- Arlington is doing a great job :)
- Arlington has wonderful parks. Maintenance is the most pressing issue.
- Turkey Hill could use some trails improvement. Hills Hill is even less loved.
- We have invested in a high school (good) and now DPW (expensive for the return). We need more investment in open spaces.
- I hope the Mugar property can be protected and opened to the public. I also hope that the Town can put permanent protection on the Great Meadows property it owns in Lexington.
- We love the access to so many parks in the area! We are really grateful to Arlington for making it a priority to have spaces for families in town. We would always support an expansion or improvement of these spaces!
- I am interested in seeing if there is a view from Turkey Hill but can’t find info on visiting.
- Improve bike path access (example: dangerously pot-holed access point at Brattle Street).
- Bird friendly!
- Hire someone who is knowledgeable about plants (not just heavy equipment) to guide maintenance! For example, McClennen Park, created less than 20 years ago, now has a huge population of phragmites, an invasive plant that is extremely difficult to get rid of. If it had been caught when the population was small, it would have been cheap and easy to deal with and the original planting would have been preserved. But because the town doesn't have someone skilled who knows what to look for, it has spread the the point that it would be a huge expensive project to remove, if it even happens at all. The money spent on the original planting was wasted through lack of proper maintenance. This repeats all over town. Hiring someone who knows plants would SAVE money.
- What we have is pretty good, but I'd like to see more native plantings, better playgrounds - more modern, more flexible, better maintained. More pocket parks interspersed in residential areas as a refuge for birds, trees, and people. I'd like more wild areas, and more creative public spaces - tables, chairs, stages, shelters, ways for people to congregate safely outside without having to find a seat at a cafe. Better bathrooms.
- I would like to see outdoor concerts more often. I know Robbins park hosts them and the library has too. Lexington has a great gazebo and park for concerts. Is this something Arlington can do?
- It’s one of the best features of the town, particularly in East Arlington!
- Please add more trees, and more funding to support green spaces and adding more sustainable trees/plant life that will thrive here.
- Doing great! Expand successful. I'd like to see team sport opportunities for adults too.
- Please actually enforce the leash rules. Off-leash dogs outside permissable hours are a near-constant presence.
- Would like to see walks like ACROSSLexington, but I don't think those places exist in Arlington.

- Shade!! Shade everywhere. It's hard to use the playgrounds during the summer.
- I'd love to see more pedestrian shopping/eating destination that is closed to cars at certain times - with outdoor family game space (e.g, corn hold, ping pong). Belmont center, Brookline and moody street Waltham are good examples. Also Burlington VT.
- Please focus on creating shade and cooling opportunities as a climate-change resiliency and equity measure. We will be experiencing more and more heat index days and the most marginalized populations will be most impacted. Public outdoor cooling is just one tool for addressing this whether it's water features in parks (for kids and adults: see Kenny Park in Somerville which has a water feature both kids and adults feel welcome to use) or shaded areas with sufficient and appealing seating or temporary summertime water bottle filling stations. A public outdoor pool would be amazing but cost may prevent that, so figuring out how to make our ponds more accessible and usable may also be good. Thank you for the survey and your efforts.
- It would be great if we had more outdoor community events (e.g. beer garden, outdoor movies and concerts, bringing back town day). Would also be nice to make the farmers market more of a community event with music and a more accessible day (like Saturday).
- McClennen park skate park sign is in disrepair/hard to read. Please repair this and other park signs around town.
- Please add more lights and water fountains to bike path
- More adult swimming times and spaces would be great!
- I enjoy all the park & recreational areas that are walkable. I prefer to walk to a park then to drive to it.
- The rains will keep coming with climate change so we need to preserve swamplands to mitigate that threat
- I really see an opportunity for the town at the property on the other side of the bike path from the skating rink. A community arts and recreation facility with a pool would be a great amenity and enhance the experience along the bike path, as well.
- I've lived across the street from North Union Park for two years, and only discovered that it had an online calendar of events last month.
- From what I am able to observe Arlington appears to have an excellent recreation director right now - do take full advantage of his knowledge and enthusiasm for recreation.
- Control unleashed dogs better
- In the Thorndike Place/Mugar wetlands ZBA meetings there have been proposals from Mugar to "give" the town the rest of their land that isn't developed. This obviously brings with it concerns about cost, clean up, maintenance, etc. But if the town IS to aquire that property it would be wonderful to have turned into some type of conservation/recreation land, similar to what was done at Alewife Brook Reservation with boardwalks, ponds, storm water management, etc. It would do a lot for the environment and community at the same time, and turn it into a much healthier space than what the current abandoned property is.
- Invasive species are out of control in McClennan Park and other areas. Regarding the urban tree canopy, can we please restrict the ability of developers to chop down trees on properties they acquire for development? Smaller homes are being replaced with McMansions, which is bad enough, but can we at least keep some of the trees on these properties?
- Town needs to mulch playgrounds more often.
- Please more community gardening spaces! These can either be vegetable gardens or just pocket spaces for private citizens to plant/maintain decorative gardens.

- PLEASE add more trash cans near Mystic River and perhaps dog waste bags — many people seem to either not pick up the waste or they leave a bag of it on the trail — there are no garbage cans near Mystic River path. Also stricter enforcement & signs to deter off-leash dogs. They are a menace for others (even if their dog is “friendly” or “harmless”) and it’s dangerous for the dog especially near busy streets. Thank you.
- See notes above. Additionally: love all the public art that’s been incorporated into the parks already, let’s keep up that great work.
- Arlington really needs a town operated Swimming pool. Surrounding towns have lots of options, but limited to people out of town. Arlington is in need of a pool for all ages.
- Police off leash dogs!
- More events, beer gardens, etc.
- Trash disposals need to have better signage. Is there a reason as to why there's no recycling bins available? Regular trash and recycling could be next to each other with proper labelling and a list of items that goes in the recycling.
- More bicycle infrastructure on busy roads as they are re-paved. Even if just sharrows, but bike lanes when width permits. For example, there are places on Summer St by McClennan park that don't have parking but also aren't marked for bicycle lanes. Adding this during re-paving would be ideal.
- If there’s concern about maintaining the existing (or hopefully expanded) open space and recreation areas I’d be interested in volunteering to help. The only obstacle to this is I’m not sure how to “adopt” a park, what I’d be permitted to do, how the town could support us, etc. We’re happy to be more involved than just taking surveys!
- Pool!!
- Don't count roof gardens as fulfilling open space requirements (unless they're publicly accessible) because they didn't have as much public visibility / benefit as ground level open space. Remove parking and driving lanes to create bike lanes and more pedestrian-friendly greener streetscapes.
- I think that the most important thing to do is to ensure that natural spaces are being preserved. Even if natural spaces are being used by the public, it is important that they are maintained and not destroyed.
- I've recently used other towns' (Peabody and Burlington) Frisbee Golf courses, and have really enjoyed the activity! They also seem to attract folks from outside the town because there aren't a lot of decent courses in the area. I would love it if there was a course in Arlington and I could imagine a lot of interest from others.
- It would be great to shift the frame a little more toward open space as habitat, not only recreation for people — this will become more and more important with climate change and more housing — and also means that planning should take connectivity among spaces into account.
- Bike path corridor could be a huge untapped commercial development space with cafes , outdoor music venues and beer garden type establishments.
- There is a significant population of dog-owners in Arlington that are underserved by the town.
- please clean up all of the overgrowth and trash!
- We would love a public pool.
- A possible location for an indoor pool is adjacent to the Park Circle Water Tower. The lawn around the Water Tower is really not used for much. Making Park Circle one-way would provide space for parking. Conveniently, there is already a bus stop at Park Circle. The facility could be three levels, with pool, gym, and roof-top splash park/picnic area, taking advantage of the beautiful view.

- Current policy regarding community gardens favors the lucky few who won the lottery once and then keep renewing. The town allows these individuals to renew year after year, while the waiting list only grows. A term limit should be set so there is no longer a class of people who disproportionately benefit from Arlington's public spaces.
- More parks and open space! These parks and open spaces are my favorite thing about Arlington. Keep it up!!!
- I wish Arlington had a wheelchair accessible playground. A lot of the playgrounds have wood chips which make them less accessible. I have yet to find a play structure in Arlington that a wheelchair or walker could access. A playground like this would also be great for younger toddlers or children with physical delays.

Arlington Open Space and Recreation Plan Public Workshop #2

One December 8, 2021, the Open Space Committee held a virtual public workshop to collect feedback for the Open Space and Recreation Plan (OSRP) update. The primary purpose of the workshop was to review the goals of the 2015 OSRP and see if they were still relevant to meet the needs of the Town, discuss any revisions or updates to the goals, and brainstorm priority actions to meet these goals. The workshop was attended by approximately 30 community members and was facilitated by the Open Space Committee with help from the Department of Planning and Community Development, the Park & Recreation Commission, the Recreation Department, and technical consultant Horsley Witten.

The following provides an overview of the discussions had in small groups.

Goal 1: Conservation and Preservation

- Participants agreed that Arlington is already very built out, and spaces that aren't already protected must be few and far between.
- Residents love the little pocket parks, small patches of natural land. Want to protect the trees and improve grown environments in these types of patches of natural lands. Don't necessarily need to convert these areas into more manicured parks.
 - Ex. Crusher Lot. Currently under jurisdiction of Parks/Rec. Can appear to be nothing other than just a lot… but that's the beauty of it!
 - There's a tendency with parks to redo and groom everything. We shouldn't be doing that everywhere (more disturber soil, etc.)
- How to engage private landowners? There are many houses that have lots of open space on the parcel. Could Arlington create a program to offer people the opportunity to conserve ("perpetual caretakers of land"). Maybe a tax offset on condition to maintain as open space?
- Also interested in "reclaiming" existing parks.
 - Ex. Concern part of Robbins Farm Park into natural meadow space; return manicured areas into more natural areas.
 - Wendy Richter, OSC → "neck-down areas," reclaiming paved areas as a natural space. Fairly small-scale, but does green up what was a larger paved area.
 - Paper Streets.
- Other specific areas for new conservation might include:
 - Mugar property
 - Parcels along Mill Brook
 - Hook's Hollow
 - Spy Pond Pkwy at Spy Pond Lane
 - Pond Lane at Spy Pond

Goal 2: Maintenance and Enhancement

- Make spaces look less forgotten and more loved. Consider small interventions: signage (name, responsible department, etc.), educational signage (history of place, ecological info, etc.). Maybe educational kiosks?
- Would like a study to look at replacing temporary porta-potty installations (replace with composing facilities if possible!). Need to inventory/understand feasibility. Porta-potties are not appealing to see at a facility, and they don't always look well-maintained!
 - Ex. Providence Farm Park
- Just in general, get the sense that maintenance is a challenge from a cost standpoint for the Town.
 - Ballfield at Pottacks Corner near Lexington seem "utterly forgotten". Not even sure that those are used.
- Invasive species in many facilities → could be a lot more investment to address (question is whether the Town can afford it). There are many Friends Of groups that work on invasives. State representative also involved, recent public hearing at state legislature.
 - Neighboring municipalities could be more helpful with this!
- Stratton playground? Distressed to see that it's not open. Definitely should be open right now! OSC → word on the street is it will not be open until next fall at the earliest.
- Robbins Farm Park → more trash barrels needed. Big Belly there hardly ever works- if Town offers amenities, they need to make they're operational.
- Planting more pollinator species around town.
- Don't have so much lawn in park spaces, plant more trees. Improve these lands as habitat, not just recreation for people.
- • Need adequate staff and volunteers to maintain parks and open space.

Goal 3: Local and Regional Coordination and Communication

- Combined Sewer Overflows are a regional problem. Cambridge and Somerville CSOs go into the river, affect Arlington's resources.
 - There will be ARPA funds that the Town may use on this. SaveTheAlewife.org and MyWA—two organizations to engage with on water quality issues.
 - Perennial issue → Arlington is hilly, stormwater runoff ends up doing significant damage to Spy Pond (uphill use of pesticides/herbicides/fertilizers/etc.).
 - Envision Arlington Spy Pond does an annual awareness event to engage residents in the area and provide information about Spy Pond water quality issue.
 - Near Spring Street. Lots of flooding. Who can help? Would be great to use natural solutions to mitigate.
 - Also issue near Robbins Farm Park.
 - Storm events end up with lots of gravel/sand in runoff.
- Invasives as a regional problem. Lexington side of Arlington Reservoir, problem with controlling water chestnuts and invasives.
- Friends Of groups… do they feel like the Town is responsive to their input and contribution? Seem like a great resource, but is the Town using them well?

 - OSC says we definitely rely on them!
 - Without specifics… there have been some conflicts between different departments/organizations about facilities management/best practices. Need to keep lines of communication transparent and friendly to ensure we're all moving in the right direction together.
- Dog parks are needed, the current one is not very accessible. Could there be opportunities for a contained space at existing parks?
- There is a need for more seating at playgrounds not for children.
- Continue to make playgrounds and parks accessible for people with disabilities, to be more inclusive.
- Coordinate with local schools, Boy Scout troops, and others to volunteer with maintenance and help support Town staff. Local students have a community service requirement – connect with Arlington Schools to encourage students to spend their time serving local parks and open space. Arlington School's Sustainability Coordinator is a great resource for this.
- Use the local cable station to communicate about park and open space volunteer opportunities and good stewardship practices.
- There used to be a Stewardship Program in the town. The new Conservation Agent is hoping to restart it in the spring.
- Make information about different Town boards and committees more easily accessible to the public. Perhaps have a summary sheet of different committees and "Friends of" groups so that people know how to get involved and what different groups are doing. Now, all this information is on the Town's website, but people have to go hunting for it. Perhaps the OSC can serve as a coordinating body for communication with the public about different ways they can get involved. Compile a list of "Friends of" groups, and explain how new ones can be started.
-

Goal 4: Public Awareness and Access

- One resident lives near Gray Street, often bikes down to Bikeway. No way to get onto Brattle Street and onto Bikeway with recumbent bike. Access issue for anyone that's not able-bodied. More consideration to physically accessibility along Minuteman Bikeway.
 - Between downtown and Arlington Heights, not many areas to get onto Bikeway safely (difficult with children). Also difficult to get onto Robbins Farms.
- Residents note that they're very happy about the Res redo—it's wonderful!
- Robbins Farms Garden → got CPA grant to make changes to make it more accessible/ADA compliant. Actively trying to diversify garden users. Would love more input.
 - Opportunity to work with Disability Commission
- Robbins Farm Park → wheelchair accessible parking is not available/easy to use. Hard to access (on a hill, might be a site-specific issue that may have a hard time accommodating wheelchair accessible parking). Should try to explore possibility.
- All gardens need to be accessible. One resident works on the Town Hall Garden, needs improvements (level paving, etc.)
- The library is a great partner for programming and awareness.
- Increasing adopt a park opportunities to get more businesses and neighborhood groups involved.

- Safety along streets for walking and biking is a concern, particularly near Thorndike field and access to the bike path at the end of Varnum Street. Lighting is needed in these areas.
- Events at parks can bring awareness to them and bring community together, like concerts with local musicians, book club meetings, garden clubs, etc.
- Incorporate care of nature into school curriculum - schedule school time in community gardens, etc.
- Educate the public about small things they can do every day to be better stewards of our open space.
- Identify neighborhood block leaders who can serve as sources of information for their neighbors on parks and open space.
- Use signage to information the public about environmental stewardship (informational signage on pollinators, no dumping into storm drains, etc.). Make signage accessible in different languages, braille, etc.
- Spread information through neighborhood newsletters and community boards.

Goal 5: Sustainability and Resilience

- Asphalt seas on some of these intersections! Some drainage problems caused by impervious surfaces (Appleton/Wachusett). Awful lot of pavement. Next time the road is repaved, would be good to think about improving drainage through natural solutions!
 - How can Town better coordinate internally between departments to ensure that GSI/stormwater improvements are logically timed with re-paving projects?
- Curbside bioswales in East Marylton (?) Could be used at facilities! Already lots of GSI at town facilities (east Arlington park, a few intersections in east Arlington). Bioswale talk for Mystic Pollinator Pathway. Other communities are interested in following that model.
 - Adopt a policy, make it required to consider stormwater/GSI?
 - Wendy = whenever parking lots are redone, put infiltration system underneath.
 - Re-look at town ordinances → how strict/proactive are we doing about stormwater management policies?
- There is a lot of enthusiasm to plant trees, but there needs to be more emphasis on long-term maintenance, including those trees that need to be replaced.
- Build more green infrastructure – have our parks and open space double as stormwater management.
- Green the parking lots that serve our parks and open space. Reduce impervious surfaces and plant rain gardens, bioswales, etc.
- Have the Town lead by example. Use sustainable practices on public lands and then talk about it! Most land in the Town is privately owned. Help change the behaviors of private property owners.
- Look for grants and other incentives for private property owners to be more environmentally friendly. Reduce pervious surfaces, plant trees, etc.

Other Thoughts

- Circling back to signage: Value of signage → so much that could be done at signage and public education, especially at public open spaces. Using them as demonstrations for what homeowners could do at their own property. Want more and more homeowners to learn what to do to support the local ecosystem, support natural systems.
- Have the Town do demonstration gardens

 - Ex. Demonstration shade garden. Many homeowners cut down trees to allow for sun exposure. Can we show people they don't need to do that to have a good garden?
 - Demonstration gardens also add visual interest at town facilities; could do different types/sizes/etc.
- Pull in public awareness/education component → make an interactive GIS map for people to view and explore other parts of Town with GSI installations.

APPENDIX B

Open Space and Recreational Resources Inventory

Property: Name of the open space site.

Acres: Details the site's acreage.

Location: Names the major street(s) nearest the parcel.

Manager/Owner: Names the agency (or agencies) charged with managing the property and the owner of the property.

Current Use: Lists the most common or major uses of the site and special features and facilities.

Condition: Provides a general description of the maintenance/usability of the site

Public Access: Describes general accessibility factors, use of fees, etc.

ADA Self-Evaluation: Refers to the appendices where ADA-related information is explained.

2019 ADA Self Evaluation Notes: Transition Plan notes from the Town's most recent ADA evaluation

2021 Field and Playground Feasibility Study: If the site was included in the study.

2021 Field and Playground Feasibility Study Notes Regarding ADA: Notes from the study regarding needed ADA improvements

Recreation Potential: Recreational uses at the site or potential uses

Zoning: Indicates how the site is currently zoned by the Town.

Protection Status: Protected in perpetuity, limited protection, none

Grants/Deed Restrictions: Lists any grants received for purchase or improvement of site, as well as Art. 97 protection or conservation restrictions.

Structures: Identifies buildings and other structures on the site.

Water Resources: Notes the water bodies on the site.

Environmental Challenges: Identifies key challenges on the site.

Comments/Proposed Renovations/Recreation Potential: Includes additional information about the site, such as any changes in status currently underway and proposed capital improvements, the names of active volunteer citizens groups, and opportunities or potential changes that could be considered on the site.

Property Name (Public)	Acres	Location	Manager/Owner	Current Use	Condition	Public Access	Recreation Potential
Alewife Brook Reservation and Greenway, and Mystic River Reservation	32.1	Alewife Brook and Mystic Valley Parkways	Dept. of Conservation and Recreation (DCR) / Comm. Of Mass.	Passive Recreation/ Conservation; State reservations along waterways with some walking/biking trails, boardwalks, open space and landscaped areas, benches	Fair to Good in different areas	Walking and biking trails along the brook and river; Parking at various locations	New and improved walking and biking trails
Arlington High School	20.8	Mass. Ave.	School Dept./ Town of Arlington	Education/ Recreation; turf field, six-lane track; several playing fields to be reconfigured as part of High School rebuild, 2020-2024	Good	Parking	Sports fields
Arlington Reservoir	21.3 in Arlington (66 total; 44.7 in Lexington)	Lowell St.	Park and Recreation Comm./ Dept. of Public Works/ Town of Arlington	Conservation/ Flood Control/ Recreation; Year-round use of perimeter walking trail; seasonal use of swimming and beach area; Wildlife Habitat Garden; viewing/fishing overlook; playground	Good - sanded beach, parking area, walking trail	Parking; accessible tot lot; learn to swim programs; parking; site access; pathways; entrance, stairs, doors, restrooms	Beach, walking trails, playground, picnic area, ball court
Arlington's Great Meadows	183.3	Mass. Ave. and Maple St. in Lexington	Select Board/ Dept. of Public Works/ Town of Arlington	Conservation/ Passive Recreation; Undeveloped wetlands and natural open space; Walking and biking trails on uplands and boardwalks	Good	Adjacent to Minuteman Bikeway; walking entrances from several streets in Lexington	Walking and biking trails
Bishop School Playground / Field	5.7	Stowecroft Rd.	Park and Recreation Comm. / Town of Arlington	Recreation/ Education; Softball/little league field, open field area used for soccer, hardtop basketball area, and a playground.	Good	Parking, site access, pathways	Sports fields, playground
Brackett School	3.1	Eastern Ave.	School Dept./ Town of Arlington	Recreation/ Education; Playground and hardtop basketball area.	Good	Parking	Courts, playground
Brattle Street	0.54	Brattle St.	Conservation Comm./ Town of Arlington	Conservation; Undeveloped wooded area	Good	Very limited access	None
Buzzell Fields	3.6	Summer St.	Park and Recreation Comm. / Town of Arlington	Recreation; Two little league/softball fields, a playground, picnic tables, basketball court and access to bike path.	Good	Drop-off, on-street parking; adjacent to Minuteman Bikeway	Baseball, softball, playground, picnic tables, basketball court, bike path.
Cooke's Hollow	0.75	Mystic St.	Conservation Comm./ Town of Arlington	Passive Recreation; Historic park adjacent to Mill Brook and waterfall; benches; trail	Fair-small natural open area, steep slopes	Street parking; flat unpaved footpath	Walking trails
Crosby School and Playground	3.8	Oxford St. and Winter St.	Park and Recreation Comm./ ARB/ Town of Arlington	Recreation/ Education; Green space used for soccer, playground, basketball court and four tennis courts.	Good	Parking, site access, path	Soccer fields, playground, tennis courts
Crusher Lot and Ottoson Field	6	Gray St., Alton St.	Park and Recreation Comm., School Dept. / Town of Arlington	Passive and Active Recreation; Unimproved wooded area with rough footpaths in the Crusher Lot; softball/little league field and practice areas on school grounds	Fair	Parking, site access, paths	Walking trails (Crusher Lot); softball, baseball fields (school fields)
Cutter School / Reinhart Playground	0.5	School and Robbins Sts.	Park and Recreation Comm./ Town of Arlington	Recreation; Playground and sitting area	Good	Parking, site access, pathway	Playground
Dallin School Playground / Florence Field	5.3	Florence Ave.	Park and Recreation Comm./ School Dept./ Town of Arlington	Recreation/ Education; Little league/softball field, a large open green space for soccer/lacrosse, two playgrounds, seasonal spray park, a small basketball area	Good	Parking, site access, paths	Multiuse fields, basketball, baseball, softball, playground
Ed Burns Arena	2.4	Summer St.	Park and Recreation Comm./ Town of Arlington/ DCR/ Comm. of Mass.	Recreation; An indoor ice facility, regulation size rink, spectator seating for 1,085 people, complete snack bar and vending machines, skate rentals and sharpening. Also used in summer for day camp activities.	Poor	Parking, ramps, site access, path, stairs; adjacent to Minuteman Bikeway	Ice rink
Forest St. Conservation	1	Forest St.	Conservation Commission/ Town of Arlington	Conservation; Wetland covered with vegetation	Good	Very limited access	None
Gibbs School	2.7	Foster and Tufts Sts.	ARB / Park and Recreation Comm./ Town of Arlington	Recreation; Two playgrounds available to the public (after 6pm and on weekdays) and basketball court/multi-use area; indoor gym.	Good	Parking, site access, path of travel; entrances, stairs, doors, restroom, floors, fountains, switches	Playground, indoor basketball, multiuse area
Hardy School	2.5	Lake St.	School Dept./ Town of Arlington	Recreation/ Education; Playgrounds, basketball and sitting areas	Good	Parking	Playground
Hibbert St. Playground	0.5	Hibbert St.	Park and Recreation Comm./ Town of Arlington	Recreation; Playground and sitting areas	Fair	Parking, site access, paths	Playground
Hurd / Reservoir Fields	6.1	Drake Rd.	Park and Recreation Comm./ Town of Arlington	Recreation; Two softball/little league fields, large open field used for soccer, access to bike path and the Reservoir.	Fair	Pervious parking, site access, paths; adjacent to Minuteman Bikeway	Softball, baseball, multiuse field, bike path
Jefferson Cutter House and Whittemore Park	0.3	Whittemore Park, Mass. Ave.	ARB/Town of Arlington	Recreation/ Cultural/ Historic House; Shaded park with benches; brick sidewalks; site of art exhibits and festivals	Excellent	Parking nearby; adjacent to Minuteman Bikeway	Walking paths
Locke School Playground	0.2	Davis Rd.	Park and Recreation Comm./ Town of Arlington	Recreation; Playground and sitting area	Excellent	Parking, site access	Playground

Property Name (Public)	Acres	Location	Manager/Owner	Current Use	Condition	Public Access	Recreation Potential
Magnolia Park and Field	3.3	Magnolia St. and Herbert St	Park and Recreation Comm./ Town of Arlington	Recreation; Playground, basketball court, large open field used for soccer and lacrosse, community gardens area, and access to the bike path.	Good	Parking and ramps; adjacent to Minuteman Bikeway	Basketball, multiuse field, bike path
Mass. DPW site (Route 2)	1.1	Sylvia St.	DPW/ Comm. of Mass.	Infrastructure	Good	N/A	None
McClennen Park	20.3	Summer St.	Park and Recreation Comm. / Town of Arlington	Recreation/ Conservation/ Flood Control ; Playground, skate boarding ramps, walking trail, two soccer fields, one little league field. Retention pond, wetlands and brook.	Good	Parking, ramps, pathways	Playground, skate park, walking trails, soccer, baseball
Meadowbrook Park	3.3	Mystic St.	Conservation Commission/ Town of Arlington	Conservation; Wetlands area with limited rough walking trails.	Fair-Good natural open space	Accessible from Mt. Pleasant Cemetery	Walking trails
Medford Boat Club	1	Robinhood Rd.	DCR /Comm. of Mass.	Recreation; Waterfront on Mystic Lakes around private boat club.	Good	Street parking, grassy area along lake shore	Boating
Menotomy Rocks Park	35.1	Jason St.	Park and Recreation Comm./ Town of Arlington	Recreation/ Conservation; Two open green spaces, a picnic area, playground, walking trails and seasonal pond fishing or ice skating.	Good	Street parking, pathways, benches and tables; some rough, hilly trails	Playground, fishing, ice skating
Minuteman Bikeway	30.1		Towns of Arlington, Lexington, Bedford/ MBTA	Recreation/ Transportation; Well-established commuter and recreational bicycle and multi-use path	Very Good	Parking on adjacent streets or in town lots; flat, paved surface with many ramps	Bike path
Monument Park	0.4	Mass. Ave./ Broadway	Town of Arlington	Historic war memorial with landscaping	Very Good	Street parking	None
Mt. Gilboa	10.7	Crescent Hill Ave.	Conservation Commission / Town of Arlington	Conservation/ Passive Recreation; Steep, rocky forested area with walking trails	Good	Street parking	Walking trails
Mt. Pleasant Cemetery	58.9	Medford St.	Cemetery Comm./ DPW/ Town of Arlington	Cemetery; Historic cemetery in a landscaped, park-like setting	Good	Street parking	Walking
MWRA Pump Station	4.1	Brattle St.	MWRA/ Comm. of Mass.	MWRA Infrastructure; adjacent community orchard operated under lease arrangement by HomeHarvest	Good	Only allowed to the orchard area	Limited walking in orchard area
North Union Park/ Lussiano Field	5	North Union St.	Park and Recreation Comm./ Town of Arlington	Recreation; Playground, basketball court, picnic tables, one softball/little league field, one baseball field, and a big open field used for soccer. Seasonal spray pool.	Good	Street or school lot parking; drop-off, site access, paths	Playground, basketball, softball, baseball, multiuse field
Parallel Park	1.2	Medford St.	Park and Recreation Comm./Town of Arlington / Dept. of Conservation and Recreation (DCR) / Comm. Of Mass.	Recreation; Playground, basketball court and open space; benches	Good	Street parking; drop-off and site access	Playground, basketball
Park Circle Water Tower	1.8	Park Circle	Park and Recreation Comm. Town of Arlington / MWRA/ Comm. of Mass.	Passive Recreation; Grassy and landscaped area surrounding water tower	Good	Street parking, pathways	Limited informal use, walking
Parmenter School	1.2	Irving St.	Park and Recreation Comm. / ARB/ Town of Arlington	Recreation/ Education; Playground and basketball court; benches.	Good	Street parking, site access, pathways	Playground, basketball
Peirce School	2.3	Park Ave. Ext.	School Dept. / Park and Recreation Comm./ Town of Arlington	Recreation/ Education; Playgrounds, basketball court, and green space with benches.	Good	Street parking	Playground, basketball
Poets Corner	3.8	Wollaston Ave.	Park and Recreation Comm./ Town of Arlington	Recreation; Playground, softball/little league field, basketball courts	Fair	Parking, site access, paths	Playground, basketball, softball, baseball
Ridge St. Conservation	0.6	Ridge St.	Conservation Comm./ Town of Arlington	Conservation; Undeveloped open space	Good	Limited access	None
Robbins Farm Park	11.1	Eastern Ave.	Park and Recreation Comm./ Town of Arlington	Recreation; Baseball diamond, large green space area used for soccer, a playground, summertime movies in the park, a 4th of July celebration and other activities; educational garden	Good-Excellent	Parking, site access	Baseball, multiuse field
Spy Pond Park, Spy Pond and Scannell Fields	15.0; Spy Pond water surface; (100)	Pond Lane, Wellington St., Linwood St.	Park and Recreation Comm./ Dept. Public Works/ Town of Arlington	Recreation/ Conservation; Park: playground, boat ramp and access to the bike path; Spy Pond Field: baseball diamond, little league field, stands to watch athletic activities, a large open field used for soccer, and five tennis courts.; Scannell Field: softball/little league field, and stands to watch athletic activities.	Park- excellent; Playing fields- good; ; Playground- good	Parking, site access, slopes, paths, viewing stands; adjacent to Minuteman Bikeway	Playground, boating, softball, baseball, multiuse field, tennis
Stratton School / Greeley Playground/ Pheasant Ave. Park	4.1	Pheasant Ave.	Park and Recreation Comm./ School Dept./ Town of Arlington	Recreation/ Education; Playground, hard surface for basketball, open green space	Fair	Parking, site access, paths	Playground, basketball

Property Name (Public)	Acres	Location	Manager/Owner	Current Use	Condition	Public Access	Recreation Potential
Summer Street Sports Complex	12.7 (playing fields and play grounds)	Summer St.	Park and Recreation Comm./ Town of Arlington (land)/ DCR/Comm. of Mass (building)	Recreation; Hill's Hill: hilly wooded area with walking trails; open field for various youth sports or activities, and ADA accessible playground;; Buck Field: softball/little league field with bleachers;; Summer St. Park/Field: playground; multigenerational activity area with benches, tables, and bocce courts; basketball court; baseball diamond; and a large open field used for field hockey, Frisbee, etc.	Good – fields and playgrounds	Parking, slopes, ramps, site access, paths; adjacent to Minuteman Bikeway and Ed Burns Arena	Walking trails, softball, baseball, playground, bocce, basketball, multiuse field
Thorndike Field	10	Thorndike St.	Park and Recreation Comm./ Town of Arlington	Recreation; Large fields for soccer and lacrosse; off-leash dog park; access to bike path	Good	Parking, ramps, site access; adjacent to Minuteman Bikeway	Multiuse field, bike path
Thorndike St. Wetlands	1.7	Thorndike St.	DCR/ Comm. of Mass.	Conservation; Natural open space and wetlands	Fair	Limited access; Alewife Brook Greenway boardwalk traverses the wetlands	None
Town Hall Civic Block	2.7	Mass. Ave./ Academy St.	Town of Arlington	Multiple historic and civic buildings; formal landscaped gardens with water fountain, pool, benches; playground; grassy open spaces	Good		Playground, walking trails
Turkey Hill	10.7	Brand St.	Park and Recreation and Conservation Comm./ MWRA	Passive recreation/ Conservation; Rough trails on rocky, hilly terrain	Fair	Street parking; paved road for walking only	Walking trails
Uncle Sam Park & Monument	0.2	Mass. Ave./ Mystic St.	Select Board/ Town of Arlington	Monument to Uncle Sam (born in Arlington) and small park near Town center	Good		None
Waldo Park / Playground	1	Teel St.	Park and Recreation Comm./ Town of Arlington	Recreation; Playground, basketball court and open space. Public art/sculpture.	Excellent	Street parking; drop-off and site access	Playground, basketball
Wellington Park	3	Grove St.	Park and Recreation Comm./ Town of Arlington	Recreation; Five lighted tennis courts, adventure course, and open space with benches abutting Mill Brook.	Good	Street parking, site access, pathway along the brook	Tennis, adventure course
Window on the Mystic	3	Mystic St.	Conservation Commission / Town of Arlington	Conservation; Steep terrain with pathways and some built-in steps leading down to Upper Mystic Lake; bench on the shorefront	Good - natural open space	Limited access, steep steps	Walking trails
Woodside Lane Conservation Land	0.6	Woodside Lane	Conservation Comm / Town of Arlington	Conservation; Undeveloped woods on steep, rocky parcel	Good	Very limited access	None

Property Name (Public)	Zoning	Protection Status	Grants/ Deed Restrictions	Structures	Water Resources	Environmental Challenges	Comments/ Proposed Renovations
Alewife Brook Reservation and Greenway, and Mystic River Reservation	OS	In perpetuity	Art. 97		Alewife Brook ; Mystic Lakes; Mystic River	Water quality impaired; CSO overflows; Invasive aquatic plants	See Section 5 text; DCR Alewife Reservation and Mystic River Master Plans are in place
Arlington High School	R1	Limited		School buildings, service shed, bleachers, press box, concession stand, scoreboard	Mill Brook culverted under the school grounds and football field;	Invasive plants	High School is being rebuilt with proposed connection to Minuteman bikeway by 2024.
Arlington Reservoir	OS	In perpetuity	LWCF	Maintenance building, snack bar, restrooms	Freshwater reservoir; Mill Brook, Munroe Brook	Water quality not swimmable; Invasive aquatic plants; Invasive terrestrial plants along shoreline;	Reservoir Master Plan renovations to be completed in 2022; See Section 5 text; Envision Arlington Reservoir Committee; Aquatic weed harvesting done almost annually
Arlington's Great Meadows	RM, RO, WPD	In perpetuity	Urban Self-Help; Art. 97		Over half the area is wetland and flood plains; source of Arlington Reservoir/Mill Brook	Invasive plants: Japanese Knotweed, garlic mustard, phragmites	See Section 5 text; Protected wetlands per Town of Lexington Zoning Bylaws; Friends of Arlington's Great Meadows
Bishop School Playground / Field	R1 / OS	In perpetuity	LWCF	School			
Brackett School	R1	Limited		School			
Brattle Street	OS	In perpetuity	Art. 97			Invasive plants;	Also referred to as "U-shaped parcel"
Buzzell Fields	OS	In perpetuity	CDBG; LWCF; Art. 97		Mill Brook culverted below ground;	Flooding	See Section 5 text
Cooke's Hollow	OS	In perpetuity	Art. 97		Mill Brook open; waterfall	Erosion and invasive plants;	See Section 5 text
Crosby School and Playground	R1	In perpetuity	LWCF	School (now privately owned); Tennis Courts			
Crusher Lot and Ottoson Field	R1/OS	In perpetuity	Crusher Lot - Art. 97	Ottoson Middle School		Invasive plants	Potential to clean up the woods and improve walking paths in the Crusher Lot
Cutter School / Reinhart Playground	OS	In perpetuity	Art. 97	Former school, now condos			Adjoining condominiums in former school
Dallin School Playground / Florence Field	R1/OS	In perpetuity	CDBG for Tot Lot; LWCF	School			
Ed Burns Arena	R1	In perpetuity	Art. 97	Indoor skating rink (owned by state)			See Section 5 text; Adjacent to Summer Street Sports Complex
Forest St. Conservation	OS	In perpetuity	Art. 97			Invasive plants	
Gibbs School	R1	Limited		Renovated school building for all 6th graders			
Hardy School	R1	Limited	CDBG	School			
Hibbert St. Playground	OS	In perpetuity	LWCF; Art. 97; CDBG			Invasive plants	
Hurd / Reservoir Fields	OS	In perpetuity	Art. 97		Mill Brook borders the fields	Bank erosion; Flooding; Invasive plants	See Section 5 text; Borders Mill Brook and Arlington Reservoir
Jefferson Cutter House and Whittemore Park	B3	In perpetuity	CDBG; Art. 97	Jefferson Cutter House (historic protection)			See Section 5 text; Dallin Museum; Chamber of Commerce office; Gallery
Locke School Playground	OS	Limited	CDBG				Adjoining condominiums in former school

Property Name (Public)	Zoning	Protection Status	Grants/ Deed Restrictions	Structures	Water Resources	Environmental Challenges	Comments/ Proposed Renovations
Magnolia Park and Field	OS	In perpetuity	CDBG; LWCF; Art. 97		Alewife Brook floodplain	Flooding	See Section 5 text
Mass. DPW site (Route 2)	R1	Unknown		Maintenance Bldg.			
McClennen Park	OS	In perpetuity	Art. 97	Skateboard Park	Detention pond for Reeds Brook	Invasive plants	See Section 5 text
Meadowbrook Park	OS	In perpetuity	CDBG; Art. 97		Mouth of Mill Brook; Floodplain	Invasive plants, flooding	See Section 5 text; Adjacent to Mt. Pleasant Cemetery
Medford Boat Club	R0	In perpetuity	Art. 97	Boathouse (private)	Mystic Lakes are swimmable	Aquatic invasive plants	
Menotomy Rocks Park	OS	In perpetuity	LWCF; Hill's Pond-Clean Lakes and Ponds; CDBG; Art. 97		Hills Pond	Invasive aquatic plants and land plants	See Section 5 text
Minuteman Bikeway	OS	Limited	Self-Help; Urban Self-Help; LWCF		Portions adjacent to Mill Brook and No-name Brook	Invasive plants along many parts of the path	See Section 5 text; Former Bedford Branch of Boston & Maine RR; runs full length of the town from Cambridge to Lexington; Arlington Bicycle Advisory Committee
Monument Park	R1	Limited		War Monument			Adjoining Central Fire Station
Mt. Gilboa	OS	In perpetuity	LWCF; Art. 97; Historic District	Single-family house (unused in 2022)		Trail erosion; Some invasive plants	See Section 5 text
Mt. Pleasant Cemetery	R1	Limited		Maintenance buildings, Chapel	Mill Brook runs through center of area	Invasive plants	See Section 5 text; Limited burial space remaining; columbarium and green burial areas planned
MWRA Pump Station	I	Unknown		Pump Station	Adjacent to Mill Brook		Community orchard managed by HomeHarvest
North Union Park/ Lussiano Field	R1/OS	In perpetuity	CDBG; LWCF; Art. 97 - North Union Playground	Thompson School; Spray park	Manmade water park		See Section 5 text
Parallel Park	OS	In perpetuity	CDBG; LWCF; Art. 97				
Park Circle Water Tower	R1	Limited		MWRA Water Tower			
Parmenter School	R1	Limited		School (leased)			
Peirce School	R1	Limited		School			
Poets Corner	OS	In perpetuity	CDBG; LWCF; Art. 97		Adjacent wetland area;	Invasive plants	See Section 5 text
Ridge St. Conservation	OS	In perpetuity	Art. 97			Invasive plants	
Robbins Farm Park	OS	In perpetuity	LWCF; Art. 97				See Section 5 text; Friends of Robbins Farm Park; ; Cooperative community garden
Spy Pond Park, Spy Pond and Scannell Fields	OS	In perpetuity	CDBG; LWCF; DEM Lakes and Ponds Restoration; Art. 97	Tennis Courts; seat walls; playground equipment; bleachers at Spy Pond (Hornblower) Field and Scannell (Santini) Field	Spy Pond	Water quality;; Invasive aquatic and shoreline plants; endangered sedge	See Section 5 text; Friends of Spy Pond Park; Vision 2020 Spy Pond Committee; ; Tennis court renovations in 2015
Stratton School / Greeley Playground/ Pheasant Ave. Park	R1/OS	In perpetuity	LWCF; Greeley Field-Art. 97	School			Friends of Greeley Park at Stratton

Property Name (Public)	Zoning	Protection Status	Grants/ Deed Restrictions	Structures	Water Resources	Environmental Challenges	Comments/ Proposed Renovations
Summer Street Sports Complex	OS	In perpetuity	LWCF; Art. 97	Indoor skating rink (owned by state)		Invasive plants	See Section 5 text
Thorndike Field	OS	In perpetuity	Art. 97		Alewife area floodplain;	Invasive plants, flooding	See Section 5 text
Thorndike St. Wetlands	OS	In perpetuity	Art. 97		Wetlands	Invasive plants, flooding	
Town Hall Civic Block	R1	Unknown	Mass. Preservation Projects Fund	Town Hall, Central School, Whittemore-Robbins House, Memorial Gardens, Robbins Library, Old Burying Ground			See Section 5 text; Friends of Winfield Robbins Memorial Garden
Turkey Hill	OS	In perpetuity	Art. 97	Water Tower- MWRA		Invasive plants	See Section 5 text; Turkey Hill Land Stewards
Uncle Sam Park & Monument	B5	Unknown		Monument and Visitor Center			See Section 5 text
Waldo Park / Playground	OS	In perpetuity	CDBG; LWCF; Art. 97				Friends of Waldo Park
Wellington Park	OS	In perpetuity	LWCF; CDBG; Art. 97; Carol White PEP grant	Tennis Courts (lighted). Project Adventure challenge course	Adjacent to Mill Brook	Invasive plants	See Section 5 text
Window on the Mystic	OS	In perpetuity	CDBG; Self-Help; Art. 97		Upper Mystic Lake	Invasive plants	See Section 5 text
Woodside Lane Conservation Land	OS	In perpetuity	Art. 97			Invasive plants	

Property Name (Private)	Acres	Location	Manager/Owner	Current Use	Condition
Arlington 360 LLC and BrightView Assisted Living	8.7	Symmes Rd.	Arlington 360 LLC	Residential/ Assisted Living/ Conservation	N/A
Arlington Catholic High School Field	2.3	Summer St.	Roman Catholic Archdio-cese of Boston	Recreation	N/A
Armenian Cultural Institute	1.9	441 Mystic St.	Armenian Cultural Institute	Private/ Cultural	N/A
Belmont Country Club	11.2	Kent Lane off Brewster Rd.	Belmont Country Club, Inc.	Recreation	N/A
Boston Gas Co.	2.3	307 Washington St.	Boston Gas Co.	Private Utility	N/A
Elizabeth Island	2	Spy Pond	Arlington Land Trust	Conservation	N/A
Jason Russell House	0.6	Mass. Ave./ Jason St.	Arlington Historical Society	Historical house and gardens	N/A
Kelwyn Manor Park	1.8	Spy Pond Pkwy.	Kelwyn Manor Associa-tion	Recreation	N/A
Mugar Land	17.4	Concord Turnpike (Route 2)	Y & M Trust	Private-Undeveloped	N/A
Poets Corner	6.5	Wollaston Ave. and Kipling Road	Roman Catholic Archdiocese of Boston	Parking/ Wetland area	N/A
Prince Hall Cemetery	0.2	Gardner St.	Masonic Grand Lodge, Corp.	Cemetery/ Historical	N/A
St. Paul's Cemetery	14.9	Broadway at Route 16	Roman Catholic Archdiocese of Boston	Cemetery	N/A
Winchester Country Club	48	468 Mystic St.	Winchester Country Club	Recreation	N/A

Public Access	Zoning	Protection Status/ Grants/ Deed Restriction	Structures	Water Resources	Environmental Challenges	Comments/ Proposed Renovations/ Recreational Potential
Limited	MU	Conservation restriction held by Arlington Land Trust and Arlington Conservation Commission	Residential development and assisted living facility		Invasive plants; Erosion	Open space acres are accessible to the public under CR. Site has 18 acres total
Limited	R1			Mill Brook in culvert under the field.	Invasive plants	Fencing prevents access between adjacent public open space
Limited	RO		Meeting Center	Lower Mystic Lake	Invasive plants	
Limited	R1					
None	R1					
Small boats - access from Spy Pond Park	R1	Conservation Restriction held by Mass Audubon and Arlington Conservation Commission		Spy Pond	Invasive plants; Erosion	
Limited	R2	Located in Jason-Gray Historic District;	House and Museum			
Limited	R1		Playground	Spy Pond	Invasive plants	
None	PUD			Alewife floodplain	Flooding; Invasive plants	40B Housing proposed in 2015; unresolved
	R1			Wetland	Invasive plants	
Yes	R1					
Yes	R1		Chapel, Maintenance	Alewife Brook		
Limited	R0		Clubhouse, Maintenance	Upper Mystic Lake		

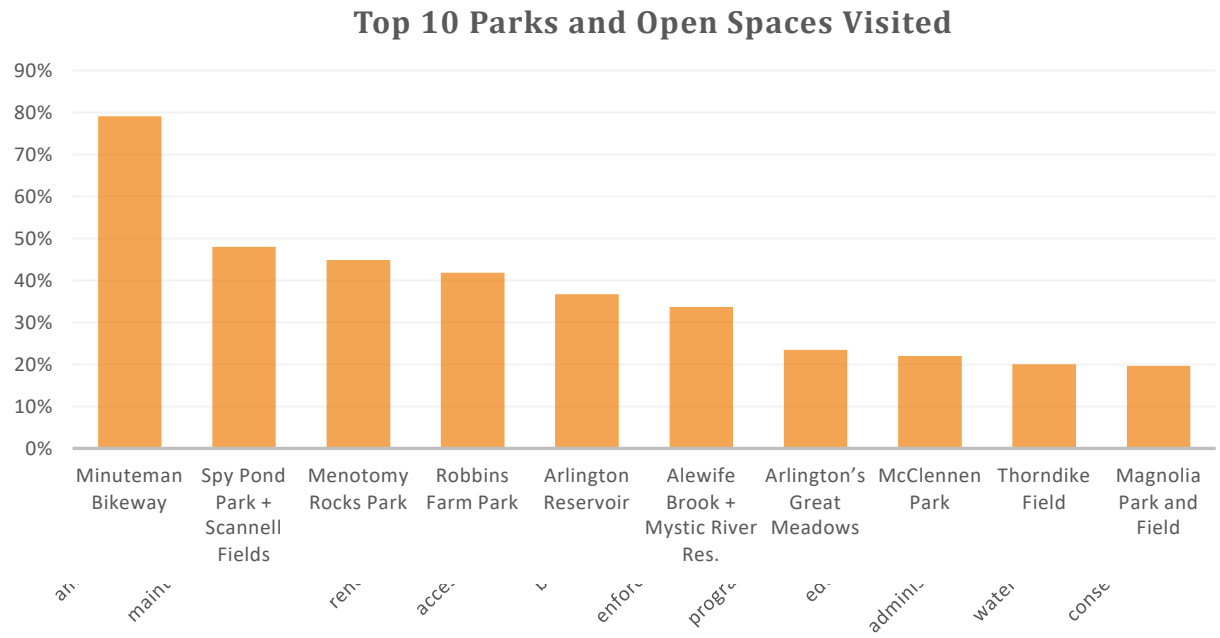
APPENDIX C

2020 Envision Arlington Annual Survey Summary

Open Space and Parks • 2020 Town Survey Topic Summary

The Open Space Commmittee applied for FY2021 funding from the Community Preservation Act Committee to update the Town's Open Space and Recreation Plan (OSRP), which expires in 2022. OSRPs need to be updated regularly in order for communities to remain eligible for State and Federal open space and recreation grants. Through the plan update process, Arlington will engage its residents to better understand its open space and recreation needs. To inform the update process, the town survey asked questions about residents' priorities for existing and future open spaces and parks.

In this topic area of the survey, respondents were first asked what parks and open spaces they visited most frequently, and were provided with a list of all parks and open spaces in town (see Appendix __ for full question text). The top ten locations are shown in the graph below; notably, the Minuteman Bikeway is visited by more than 79% of respondents, and surpassed all other locations by a minimum of 30 points. The top ten list also represents Arlington's largest parks and open spaces in land area, while the locations that received the fewest votes are conservation lands and smaller neighborhood parks.



When asked for suggestions for how to improve the Town's parks and open spaces, 28% of respondents suggested improving or expanding available amenities, and 21% noted that maintenance should be improved or continued. Approximately 63% of those who took the survey did not answer this question, and 11% of those who did noted that they did not have suggestions for improvements.

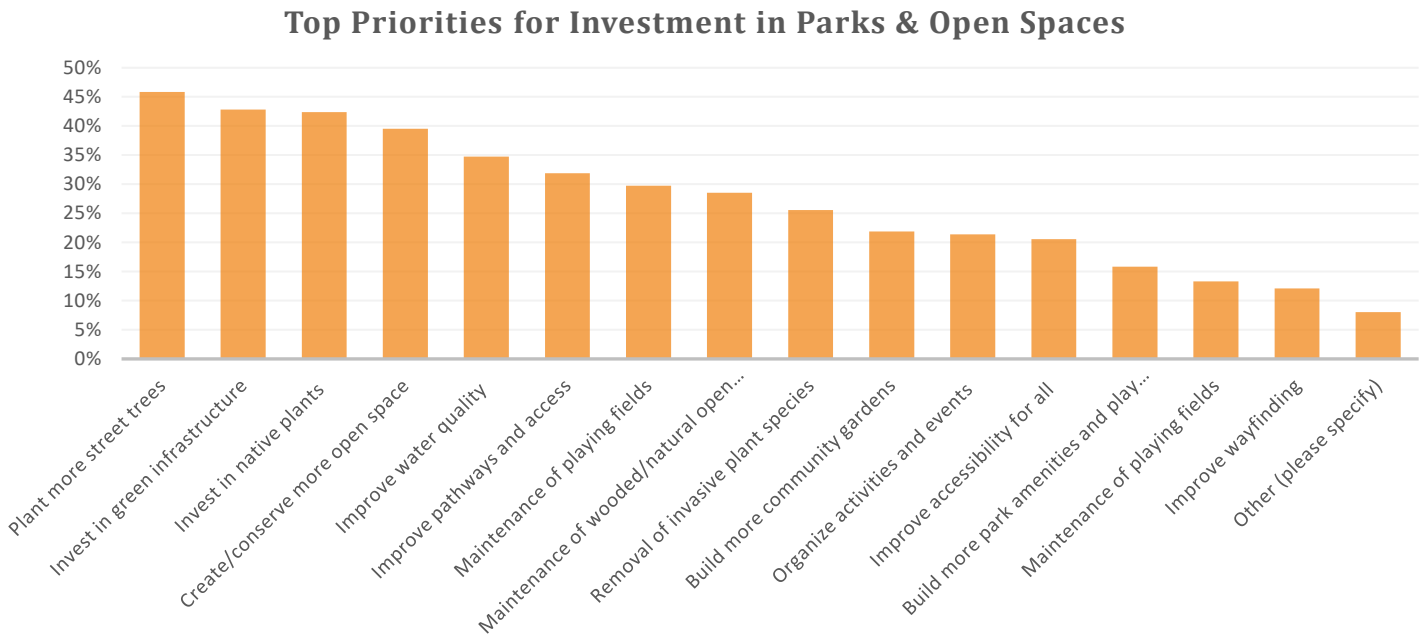
A visiting Arlington's parks and open spaces, and of those who answered, 30% said they experienced no barriers. The most commonly cited barriers included availability of restrooms, accessible walking paths or sidewalks, others allowing their dogs to run off-leash, a lack of parks that allowed off-leash dogs, finding nearby parking (for cars or bicycles), time, and weather. A number of respondents indicated that

until taking the survey they were unaware that Arlington had so many parks and open spaces, and expressed interested in exploring more areas.

> *"I am surprised at the length of this list! I'm not sure that I know where all of these parks are… Some kind of more user-friendly resource online would be great."*

The final question in this topic area asked about respondents' top priorities for investment in Arlington's parks and open spaces. In general, respondents prioritized planting more trees (46%) and native plants (42%), adding more green infrastructure, such as rain gardens and porous pavement, in town (43%), and conserving or creating open space (40%). Respondents also stressed the importance of maintaining existing parks and open spaces in town. One respondent noted,

> *"I found it almost impossible to limit myself to four choices about how to improve parks and outdoor spaces. Almost everything you listed seemed important!"*



The Open Space Committee will use the results from the town survey to identify opportunities for public outreach for the OSRP update. Arlington has a variety of open space and recreational assets in town, and will work closely with the Park and Recreation Commission to ensure a comprehensive engagement process.

APPENDIX D

ADA Self Evaluation (Pending)

APPENDIX E

Letters of Support (Pending)

From: Ann LeRoyer <annleroyer12@gmail.com>

To: rzsembery@town.arlington.ma.us, KLau@town.arlington.ma.us, EBenson@town.arlington.ma.us, srevilak@town.arlington.ma.us, mtintocalis@town.arlington.ma.us, Kelly Lynema <klynema@town.arlington.ma.us>, David Morgan <dmorgan@town.arlington.ma.us>

Date: 06/23/2022 03:18 PM

Subject: Open Space and Recreation Plan Review and Letter of Support

CAUTION: This email originated from outside of the Town of Arlington's email system. Do not click links or open attachments unless you recognize the REAL sender (whose email address in the From: line in "< >" brackets) and you know the content is safe.

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

Dear Members of the Redevelopment Board,

I am pleased to send you this link to the draft Open Space and Recreation Plan for 2022-2029, with a request that you review the document and provide us with your comments and a letter of support by July 22.

You can read the Plan and the Appendices here: https://bit.ly/Arlington_OSRP

As you may know, since the Town's first Plan was prepared in 1996 the Redevelopment Board has reviewed and adopted these plans several times, and we have always appreciated your feedback and support for our committee's work. The Town's current plan was approved in 2015 for seven years by the state Division of Conservation Services in the Executive Office of Energy and Environmental Affairs – the state agency that sets the guidelines for open space plans and must approve and authorize the plans.

The Open Space Committee, along with staff in the Department of Planning and Community Development, began work on this updated version of the Plan several years ago. The first step was to prepare an application for funding support from the Community Preservation Act Committee, which was recommended by the Select Board and approved by Town Meeting in 2020. The grant for $35,000 allowed us to hire Horsley Witten Group to provide technical support and participatory planning expertise for the extensive updating process.

During 2020 and 2021, we held several remote public forums, met with Town staff and other committee members, held listening sessions at parks and other locations around town, and conducted an online survey that was completed by more than 1,000 residents. The comments, recommendations, concerns, and new ideas gathered from these outreach efforts informed the needs analysis and the goals and objectives outlined in the Action Plan sections that describe the community and its open spaces.

On behalf of the committee, I want to thank you again for your past support of our work, and for the efforts of everyone in town who works together to implement these goals and objectives.

Please let me know if you have any questions, or if you would like me and other committee members to attend a future meeting of the Redevelopment Board to discuss the Plan. After we finalize this draft in late July and receive the official state approval, we will print a small number of copies for Town offices, and the entire Plan will be posted on the Town website.

We also request that the Board formally adopt the Plan so that it becomes Town policy, like the Master Plan and the recently completed Housing Plan.

Thank you again for taking some time to review this draft Plan and providing us with a letter of support that we can forward to the state.

Ann LeRoyer, Chair
Open Space Committee



Town of Arlington, Massachusetts

Meeting Minutes

Summary:

9:00 p.m. Board will review and approve the 4/7/2022 meeting minutes.

ATTACHMENTS:

	Type	File Name	Description
🗋	Reference Material	04072022_Draft_Redevelopment_Board_Minutes.pdf	04072022 Draft Redevelopment Board Minutes

Arlington Redevelopment Board
Thursday, April 7, 2022 at 7:30 PM
Meeting Conducted Remotely via Zoom
Meeting Minutes

This meeting was recorded by ACMi.
PRESENT: Rachel Zsembery (Chair), Eugene Benson, Kin Lau, Melisa Tintocalis, Steve Revilak
STAFF: Jennifer Raitt, Director of Planning and Community Development and Kelly Lynema, Assistant Director

The Chair called the meeting to order and notified all attending that the meeting is being recorded by ACMi.

The Chair explained that this meeting is being held remotely in accordance with the Governor's March 12, 2020, order suspending certain provisions of the Open Meeting Law G.L. c. 30A, Section 20. This order from Governor Baker allows for meetings to be held remotely during this time to avoid public gatherings.

The Chair introduced the first agenda item, Finalize Report to 2022 Annual Town Meeting. Ms. Raitt said that she included the Board's comments regarding these articles and added additional explanations/examples for the Articles when needed. The Board provided suggestions to clarify each article recommended for action for the final report to Annual Town Meeting 2022. The Town Meeting Articles reviewed were: 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, and 45. No action was voted for Articles 40 and 45.

Ms. Tintocalis moved to approve the Report as amended at the Redevelopment Board meeting held on April 7, 2022, Mr. Lau seconded, approved 5-0.

The Chair noted that if Town Meeting is in person the Board should attend the first night in person. Mr. Revilak said that listed on the agenda for the first night of Town Meeting is the Select Board's first item, to vote to approve virtual Town Meeting. Ms. Raitt said that some of the presentations for Town Meeting will be recorded in advance.

The Chair introduced item number three on the agenda, Open Forum as because the public hearing for item two was scheduled to commence at 9:00 PM but it was not yet 9:00 PM The Chair opened the floor to members of the public; with no hands raised to speak the Chair closed the floor and proposed to pause the meeting until 9:00 PM.
Mr. Revilak moved to pause the meeting and resume at 9:00 PM to review the Warrant Article Public Hearings for 2022 Special Town Meeting, Mr. Lau seconded, approved 5-0.

The meeting resumed at 9:00 PM.

The Chair introduced the second agenda item at 9:00 PM: to open Warrant Article Public Hearings for 2022 Special Town Meeting. The Chair reminded the Board that they would be reviewing the articles and deliberating tonight but will not vote until the April 25, 2022, Board Meeting. The Chair opened the public hearing and asked members of the pubic to raise their hand online to request to comment and will be granted 3 minutes to comment. The Chair then introduced Article A.

ARTICLE A (tentatively scheduled, subject to change) ZONING BYLAW AMENDMENT/ FAMILY CHILD CARE
To see if the Town will vote to amend the Zoning Bylaw to update Section 2 Definitions, Section 5.4.3 Use Regulations for Residential Districts, Section 5.5.3 Use Regulations for Business Districts, and Section 5.6.3 Use Regulations for MU, PUD, I, T, and OS DISTRICTS to allow family child care as a by right use and to set standards and requirements in all Residential, Business, and MU districts; or take any action related thereto.

Ms. Raitt explained that this is the first time that the Board is receiving notification that family childcare should come before the Board (family childcare is home daycare with 6 to 10 children). Ms. Raitt said that the Department is suggesting that family childcare is switched from a Special Permit to As of Right.

Mr. Lau asked if many complaints are received regarding family childcare establishments. Ms. Raitt said that she is not aware of any complaints. Ms. Tintocalis said that she is concerned about neighbors' complaints about noise.
Mr. Revilak said that he is surprised that this issue is not already covered by the Dover Amendment policy changes.
The Chair said that per the Dover Amendment this change would be correcting a non-conformity. Ms. Raitt said she believes that this should be a use by right like as in other communities. The Chair opened the floor to public comment. Seeing no one in queue waiting to speak the Chair turned the floor back to the Board.

The Chair introduced ARTICLE B ZONING BYLAW AMENDMENT/ SIGNS
To see if the Town will vote to amend the Zoning Bylaw to update Section 2 Definitions and Section 6.2 Signs to create a new sign type located at shared mobility and electric vehicle charging stations; or take any action related thereto. Ms. Lynema reviewed the Article and explained that in 2019 when the sign bylaw was adopted, electric cars and scooters were not as popular as they are now. This amendment would update the sign bylaw to meet current needs for EV charging stations and shared mobility docking stations.

Mr. Benson said that he does not agree that this is an exemption but instead it should be a new sign type. Mr. Benson would rather have this as a new sign type added to the sign guidelines. Ms. Lynema said that other cities with shared mobility stations consider this type of sign an exemption. The Chair asked Mr. Benson if he would be comfortable if the sign type was introduced as a new sign in the zoning bylaw table. He said he would.

Mr. Lau asked if these signs would include advertising. Ms. Raitt said they may include advertisements and that Arlington is looking for sponsorships for Blue bike docking stations. Mr. Lau said he is concerned about the possible advertisements. Ms. Raitt said that Blue Bikes usually posts ads for local events and community advertisements. The Chair asked if Mr. Lau would like to ask for a limit to advertising. Mr. Lau said he would like to review advertisements before they are posted.

Ms. Tintocalis said that there is a possibility that there will be corporate advertising but the size would be limited to one side of the docking station sign face. The Chair confirmed with Ms. Raitt that all signs/advertising would need administrative review and approval by the Department. Ms. Tintocalis said that she understands that the idea behind this warrant is to remove some of the obstacles for Blue Bike sign approval. Ms. Raitt said that the Town's plan is not to solicit corporate sponsors but in order to continue the Blue Bike program in Arlington sponsorship is needed. The Chair said that the Select Board would determine who is an appropriate sponsor for Blue Bikes.

Mr. Revilak said he likes the idea of adding a new type of sign to the bylaw for this issue. Mr. Revilak said that he does not think that the Board is able to regulate the content but does have say over the manner of the signs can be regulated.
Mr. Benson said he is not concerned about the signs because the signs will be small. Mr. Benson said that he likes the idea of a permit exemption with a list of criteria to meet. Mr. Benson said that the Board should begin thinking about electric bikes and zip car electric vehicles that will also require docking stations in the future.

The Chair opened the floor for public comment.
Chris Loreti said that the Board would like to approve bill-boards, which are strictly regulated by the Town. The Town does

regulate the content of bill-boards. There is another warrant article coming before Town Meeting that will ask for another $100,000 per year out of taxpayers' money for Blue Bikes because it is a failing business. Mr. Loreti said if this vote fails Blue Bikes may not be in Town going forward. Mr. Loreti said that this issue needs more thought and consideration.

The Chair closed the floor as there were no other members of the Public wishing to speak.

Mr. Benson asked if the Town would enter into a contract with Blue Bikes. Ms. Raitt said that there would be no additional contracts for docking stations. Mr. Benson said it needs a little more thought.

The Chair introduced ARTICLE C, ZONING BYLAW AMENDMENT/NONCONFORMING SINGLE-FAMILY OR TWO-FAMILY DWELLINGS

Ms. Raitt asked Mike Ciampa, Director of Inspectional Services, and Patrick Hanlon, a member of the Zoning Board of Appeals, to add any suggestions or comments while discussing this article. Ms. Raitt gave an overview of the amendment and explained that it was to see if the Town will vote to amend the Zoning Bylaw to update Section 8.1.3, Nonconforming Single-Family or Two-Family Dwellings, to modify or remove Section 8.1.3 C; or take any action related thereto. Ms. Raitt said that this article has more to do with the Zoning Board of Appeals than the Redevelopment Board and that is why Ms. Raitt would like the Board to hear from Mr. Hanlon. Mr. Hanlon said that the *Bellalta v. Zoning Bd. of Appeals of Brookline* case made it clear that the Building Inspector would have to make a decision as to whether or not a structural change in a single or Two-family residential structure would change the non-conforming nature of the structure. The Building Inspector will make the initial decision and there may be an appeal in regards to that decision. Mr. Hanlon said section C does more harm than good; if there is a disagreement procedures are in place to resolve the disagreement.

Mr. Ciampa said he agrees with Mr. Hanlon that Section 8.1.3.C disagrees with what is written under Massachusetts General Law.
Mr. Ciampa said that his main concern that in this case a section is being removed and we will not be aware of the effects until after the change happens.
Mr. Hanlon said that he does not believe that this will change the outcome in many cases.

Mr. Benson asked what happens if there is a nonconforming house with plans to make changes outside the existing nonconforming foundation wall but the change does not make the structure more nonconforming.
Mr. Hanlon said if it is just a change that does not extend the nonconforming feature, it can be found in section B.
Mr. Benson said he would prefer replacing section C with wording that describes exactly what happens in this scenario.
Mr. Revilak suggested removing the text for section C and replacing it with a notification that the section has been deleted.
The Chair opened the floor to Public Comment.

Chris Loreti said that this section was added because people with nonconforming structures were not getting a full review but were issued permits as of right.
With no other members of the public wishing to speak the Chair closed the floor to public comment.

Mr. Lau moved to close the public hearing to review articles for 2022 Special Town Meeting, Ms. Tintocalis seconded, approved, 5-0.

Mr. Lau moved to adjourn, Ms. Tintocalis seconded, approved 5-0.

Meeting adjourned.

DRAFT



Town of Arlington, Massachusetts

Correspondence

Summary:
Correspondence received from:
R. Gruber 7-17-2022
C. Wagner 7-19-2022
C. Loreti 7-21-2022
D. Seltzer 7-24-2022
D. and P. Bermudes 7-25-2022
E. Benson 7-25-2022

ATTACHMENTS:

	Type	File Name	Description
🗋	Reference Material	Correspondence_from_R._Gruber_received_7-17-2022.pdf	Correspondence from R. Gruber received 07172022
🗋	Reference Material	Correspondence_from_C._Wagner_received_7-19-2022.pdf	Correspondence from C. Wagner received 07192022
🗋	Reference Material	Correspondence_from_C._Loreti_received_7-21-2022.pdf	Correspondence from C. Loretti received 07212022
🗋	Reference Material	Correspondence_from_D._Seltzer_received_7-24-2022.pdf	Correspondence from D. Seltzer received 07242022
🗋	Reference Material	Correspondence_from_D._and_P._Bermudes_received_7-25-2022.pdf	Correspondence from D. and P. Bermudes 07252022
🗋	Reference Material	Correspondence__from_E._Benson_received_7-25-2022.pdf	Correspondence from E. Benson received 07252022

From: Rebecca Gruber <rgruber@alumni.upenn.edu>
To: KLau@town.arlington.ma.us, Stephen Revilak <srevilak@town.arlington.ma.us>, EBenson@town.arlington.ma.us, mtintocalis@town.arlington.ma.us, rzsembery@town.arlington.ma.us
Cc: Kelly Lynema <klynema@town.arlington.ma.us>, spooler@town.arlington.ma.us
Date: Sun, 17 Jul 2022 15:30:16 -0400
Subject: Redevelopment Board meetings only in-person

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CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.
Dear Redevelopment Board Members,

Thank you very much for your service. I'm writing to inquire about the recent move back to only in-person meetings.

I understand that the State Legislature requirements per Open Meeting Laws--unless the Law has recently been updated--may require you, like the Select Board, to meet in-person. But the Select Board is using technology that allows the public to participate via Zoom or by watching ACMI.

I am very much interested in your meeting discussion and deliberations, but I still am not comfortable given the constant resurgence of Covid of attending most events in-person. I have discovered your meetings posted on YouTube, but often there is a several day lag on the video of the meeting being posted; the audio has quite a bit of background static, making it very difficult to hear; and it is often very hard to see the visual displays.

I encourage the Redevelopment Board to find a way to make its meetings more accessible to the public. As a Town Meeting Member, I very much want to continue to be informed about the significant Town issues that fall under your purview. I am committed to spending my personal time and energies to ensure that, but I am not willing to risk my and my family's health to do so.

Thank you for your time in reading and considering this email.

Please include this with your Board's received correspondence.

Sincerely,
Rebecca Gruber
215 Pleasant Street

From: C Wagner <cawagner@hotmail.com>
To: "EBenson@town.arlington.ma.us" <EBenson@town.arlington.ma.us>, "KLau@town.arlington.ma.us" <KLau@town.arlington.ma.us>, "mtintocalis@town.arlington.ma.us" <mtintocalis@town.arlington.ma.us>, "srevilak@town.arlington.ma.us" <srevilak@town.arlington.ma.us>, "rzsembery@town.arlington.ma.us" <rzsembery@town.arlington.ma.us>
Cc: "spooler@town.arlington.ma.us" <spooler@town.arlington.ma.us>
Date: Tue, 19 Jul 2022 20:04:48 +0000
Subject: Importance of Hybrid Redevelopment Board Meetings: Zoom and In Person

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Dear Members of the Arlington Redevelopment Board:

I recently learned that the ARB meetings have returned to in-person sessions, which I am glad to hear of. Face to face communication for Board Members, applicants and members of the public is an important part of good governance and decision making.

During the pandemic, we all learned of the importance of meeting flexibility - for all who might not be able to leave their homes or offices to attend. The need for this is not new, including for parents, people working later shifts, the elderly or handicapped as well as those with illness was not new during COVID. Through 2020 and 2021 we all discovered how to effectively address the need. The remote-meeting can happen, through Zoom and similar technologies. It would be wrong to walk away from that now that in-person meetings have resumed.

It's very important that you can properly hear Arlington, the applicants before you and that you can occasionally have the flexibility of remote attendance. I urge you to immediately resume Zoom-style meeting, while continuing in-person meetings -- I urge you to enact hybrid meetings of the ARB.

Please enter this in the ARB correspondence received.

Thanks,
Carl Wagner
Edgehill Road

From: Chris Loreti <cloreti@verizon.net>
To: spooler@town.arlington.ma.us
Cc: LDiggins@town.arlington.ma.us, DMahon@town.arlington.ma.us, JHurd@town.arlington.ma.us, SDecourcey@town.arlington.ma.us, ehelmuth@town.arlington.ma.us, Rachel Zsembery <rzsembery@town.arlington.ma.us>, EBenson@town.arlington.ma.us, KLau@town.arlington.ma.us, MTintocalis@town.arlington.ma.us, srevilak@town.arlington.ma.us, Christian Klein <CKlein@town.arlington.ma.us>, klynema@town.arlington.ma.us, Douglas Heim <dheim@town.arlington.ma.us>, Zoning Board of Appeals <zba@town.arlington.ma.us>
Date: Thu, 21 Jul 2022 17:38:50 -0400
Subject: Town Counsel Complaint
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Please see the attached letter concerning Arlington Town Counsel Doug Heim.

Thank you.

Chris Loreti

p.s. Kelly Lynema, since this letter is relevant to the 18-20 Belknap St. hearing, could you kindly have it posted as correspondence received for the July 25 hearing, and
Christian Klein, could you kindly forward this letter to your colleagues on the ZBA, whose email addresses don't appear on the town website. Thank you.

July 21, 2022

Mr. Sandy Pooler,
Arlington Town Manager
730 Mass. Ave.
Arlington, MA 02476

Dear Mr. Pooler:

Congratulations on your appointment as Arlington's Town Manager.

I was especially pleased to see that an attorney was appointed to the position given my interest in zoning issues and my concern about the lack of proper enforcement of the town's Zoning Bylaw.

It is for that reason I am writing to you. I am filing a formal complaint against Arlington Town Counsel Douglas Heim for his memo of August 13, 2020 to the Arlington Redevelopment Board.

In this memo Town Counsel willfully misrepresents both the state Zoning Act and the town's Zoning Bylaw to argue that the ARB can waive requirements of the Zoning Bylaw beyond what the bylaw (and state law) explicitly authorizes, without first requiring applicants to obtain a variance from the Zoning Board of Appeals[1].

This insupportable interpretation of the law was first advanced by a local attorney who frequently appears on behalf of developers before the ARB at hearings on July 6, 2020[2] and July 20, 2020[3]. Town Counsel incorporated these bogus arguments in to his August 13 memo along with numerous other misrepresentations of fact and law to advance the claim that "…EDR pursuant to c. 40A sec. 9 vests broad discretion to provide modifications, or exceptions to dimensional, density and special regulations…" to the ARB[4].

As a former member of the ARB, and the Chair at the time the special permit was granted for the Brigham's Redevelopment, I take particular exception to Town Counsel's false account of that development's permitting. Contrary to Town Counsel's suggestion that the ARB allowed an exception to the landscaped and usable open space requirements, the ARB imposed conditions on the development to allow public access through and on part of the site. These conditions were to satisfy EDR Standard 3—Open Space. They were not used to reduce the dimensional requirements for on-site landscaped and usable open space.

It should also be noted that this development did have dimensional violations of the Zoning Bylaw. That is why it was referred to the ZBA for variances before coming before the ARB for an EDR special permit. If Town Counsel's flawed interpretation of the bylaw had been observed at that time, there would have been no need for it to obtain these variances.

[1] This has the effect of giving the ARB, as the town's Planning Board, more authority than the law allows, while denying the Zoning Board of Appeals its sole authority to grant variances.
[2] See: https://youtu.be/ORidWpQg3Iw?t=9964
[3] See: https://youtu.be/yXFX2RkwhRM?t=182
[4] In fact, the Zoning Bylaw extends considerable discretion to the ARB in how it applies the EDR standards (special regulations) of Section 3.4.4 In no way does the discretion granted by Section 3.4 extend to other parts of the Zoning Bylaw.

I want to emphasize that various town officials including members of the Select Board, Redevelopment Board, Zoning Board of Appeals, and Town Counsel himself have been made aware of numerous flaws in his August 13, 2020 memo by myself and others. Yet Town Counsel has done nothing to address these flaws, and the memo remains posted on the ARB website[5]. Without objection from Town Counsel, attorneys for developers use it to rationalize the zoning violations of projects that come before the ARB. For a recent hearing, it was referenced at least once in an 11th hour filing by the attorney representing the applicant and included in its entirety at least twice in materials submitted to the ARB[6].

The refusal of Town Counsel to withdraw or correct his August 13, 2020 memo raises serious questions about his professional conduct. In addition to his politicized interpretation of the law to serve the interests of selected town officials[7] and the developers they support, the memo also raises the question of just who Town Counsel represents—private developers coming before the ARB or the Town and the bylaws passed by Town Meeting.

Since you, as Town Manager, are the appointing authority for Town Counsel, I am requesting that you exercise your authority under Section 16 of the Town Manager Act to investigate his conduct in writing the August 13, 2020 memo, his refusal to correct it, and his acquiescence in allowing it to be used by developers to violate Arlington's Zoning Bylaw. I also ask that you have the memo immediately removed from the ARB website, and inform anyone who requests a copy of it that it is under review.

I realize that questions of professional conduct by attorneys in Massachusetts may best be raised with the Board of Bar Overseers, and I would be happy to do so if you prefer. I believe this matter should be dealt with and corrected within the town, however. I look forward to learning how you intend to do so, for if no action is taken internally by the town on this matter, I am sure it will be just a matter of time before action is taken elsewhere.

Thank you for considering this request. If you have any questions about it or need further clarifications, I can be reached at the address below or by telephone at 781-641-2578.

Sincerely,



Christopher Loreti,
Former Member and Chair of the Arlington Redevelopment Board
56 Adams St.
Arlington, MA 02474

cc: Arlington Redevelopment Board
Arlington Select Board
Arlington Zoning Board of Appeals
Douglas Heim, Arlington Town Counsel

[5] See: https://www.arlingtonma.gov/home/showpublisheddocument/52673/637340294495730000

[6] See: https://arlington.novusagenda.com/agendapublic/AttachmentViewer.ashx?AttachmentID=15941&ItemID=14189
https://arlington.novusagenda.com/agendapublic/AttachmentViewer.ashx?AttachmentID=15994&ItemID=14261
https://arlington.novusagenda.com/agendapublic/AttachmentViewer.ashx?AttachmentID=15995&ItemID=14261

[7] In this regard, his conduct is much like that of some of our former president's attorneys.

From: Don Seltzer <timoneer@gmail.com>
To: Rachel Zsembery <rzsembery@town.arlington.ma.us>, KLau@town.arlington.ma.us, Eugene Benson <EBenson@town.arlington.ma.us>, MTintocalis@town.arlington.ma.us, Stephen Revilak <srevilak@town.arlington.ma.us>
Cc: Kelly Lynema <KLynema@town.arlington.ma.us>
Date: Sun, 24 Jul 2022 12:42:55 -0400
Subject: Re: Docket #3704, 18-20 Belknap Street - Further Comments

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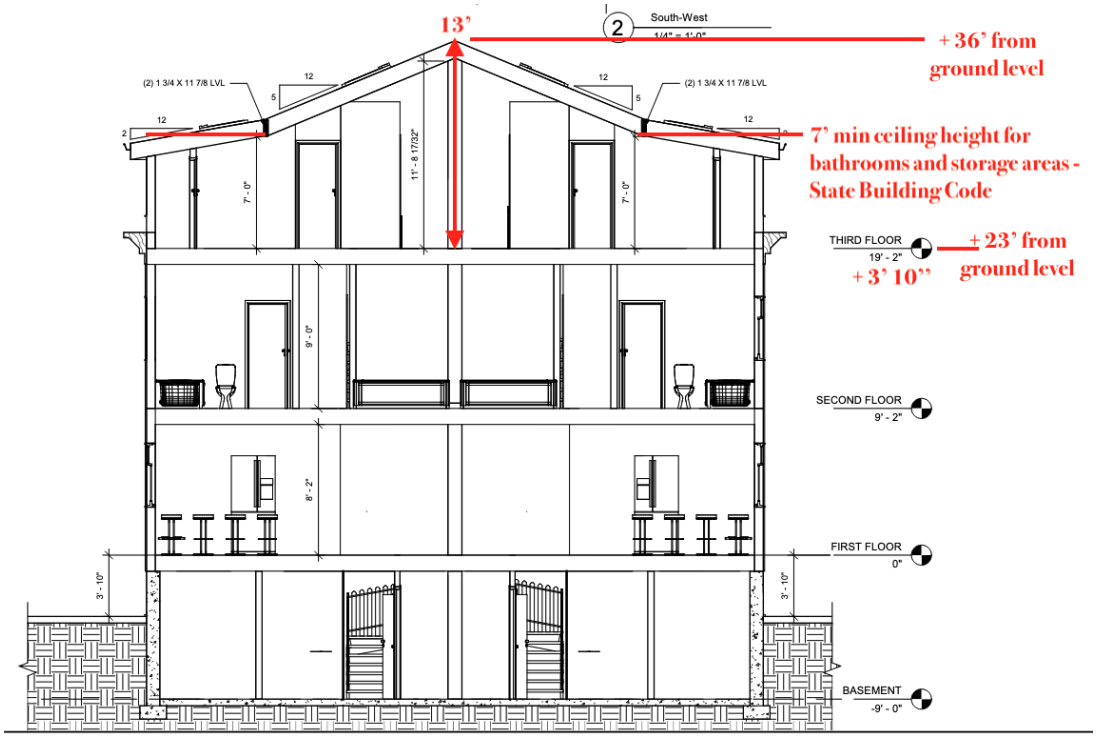
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To: Arlington Redevelopment Board

I offer these observations on the issues raised at the July 11 hearing and the applicant's revised plans to address these.

Height - It is odd that the initial drawings failed to provide the key dimension of building height. The revised drawings submitted this past week continue to omit this dimension, despite the specific request of the Board to provide it. This should immediately raise a red flag.

From the scale of the applicant's drawings, it can be determined that the height of the third floor from floor to roof peak is 13', give or take a few inches. The elevation of the third floor is 23' from ground level, giving a total building height of 36', exceeding the bylaw maximum.



Third Floor - In an attempt to comply with the requirements of a half story, the applicant has changed the roof pitch and created third floor areas for which the ceiling height is less than 7'. In doing so, he has run afoul of the State Building Code. The four bathrooms and the walk in storage closets on this floor are required to have a ceiling height of 7' or greater. The four corridor spaces leading to the roof decks are required to have a ceiling height of 7' 6". The applicant cannot simultaneously comply with the State Code and the definition of half story without making significant design modifications.

Usable Open Space - The applicant is claiming that the prior condition of the lot had zero usable open space, and that the new plans show 2376 sf. In order to come up with that figure, the applicant is claiming that more than 900 sf of the front yard is now usable open space, but was not under the previous owner. The applicant has in fact reduced the possible open space in the front by moving forward the building wall and enclosing the open front porch.
In the latest revised plans, the applicant has further reduced the usable open space by converting it to a crushed stone extension of the parking area.

It is also worth noting that the long term prior use of the rear of the lot was as landscaped space qualifying as usable open space. This Google aerial view on Sep 3, 2020 shows that some 1500 sf in the rear of the lot was vegetated and had qualified as existing

open space. It was some time in the following months that the prior owner paved this section over in preparation for the sale to the applicant, without any permits and in violation of the bylaw.



Parking - The newly submitted plans do nothing to address the serious parking issues. Some of the violations:

6.1.11 C All parking and loading areas containing over five spaces, including automotive and drive-in establishments of all types, shall be paved and subject to the following:

(2) A substantial bumper of masonry, steel or heavy timber, or a concrete curb or berm curb which is backed, shall be placed at the edge of surfaced areas except driveways to protect abutting structures, properties and sidewalks and screening materials.

6.1.11 D. All parking and loading areas containing over five spaces which are not inside a structure shall also be subject to the following.
(1) The surfaced area shall be set back at least 10 feet from front lot lines and from all lot lines of abutting property used for residential purposes; however, for side and rear lot lines the setback need only be five feet if the setback includes a solid wall or solid wooden fence, five to six feet in height complemented by suitable plantings. In no case shall the paved area be set back from the front lot line a distance less than the minimum front yard setback for the district, nor from a side or rear lot line a distance less than the minimum buffer width required in the Density and Dimensional Regulations
of the district. Where deemed appropriate by property owner, acceptable to immediate abutters, and approved by the Building Inspector, another wall or fence height or fence type may be substituted for the required wall or fence.
(2) The area shall be effectively screened with suitable planting or fencing on each side that faces abutting lots used for residential purposes. The screening shall be within the lot boundaries and at least five feet and not more than six
feet high. Parking areas and access driveways accessory to any multi-family dwelling shall be separated from the building by a buffer strip of green open space not less than five feet wide and suitably planted.

(5) Parking and loading spaces other than those required for single-family andtwo-family dwellings shall be so arranged to avoid backing of vehicles onto any street.

This lot could easily accommodate the bylaw requirement for open space, but the applicant is instead asking permission to convert some of this open space into excessive parking.

Don Seltzer
Irving St

From: Bermudes <bermudes@verizon.net>
To: "klynema@town.arlington.ma.us" <klynema@town.arlington.ma.us>, "rzsembery@town.arlington.ma.us" <rzsembery@town.arlington.ma.us>
Date: Mon, 25 Jul 2022 13:40:46 +0000 (UTC)
Subject: Letter re: Docket # 3704 - 18-20 Belknap Street.

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CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.
Hello Kelly, Rachel and members of the Arlington Redevelopment Board.

We are submitting the attached for your review, consideration and addition to documents for the meeting tonight re: Docket # 3704 relative to 18-20 Belknap Street.
We appreciate your work and the complexity and uniqueness of this case that is likely taking additional time and consideration from the board. Thank you.

Deb & Peter Bermudes
19 Belknap Street

To: The Arlington Redevelopment Board

From: Deb & Peter Bermudes, 19 Belknap Street, Arlington

Date: July 25, 2022

RE: Docket #3704 18-20 Belknap Street

We appreciate your work and the complexity and uniqueness of this case that is likely taking additional time and consideration from the board. Thank you.

In the interest of time we have copied the 'updated memo re: docket #3704' dated July 21, 2022 and bolded our concerns below for clarity.

- *A site plan demonstrating that the prior existing conditions (pre-construction) had 0% usable open space – include dimensions.*
 The updated site plan demonstrates that the front yard dimensions were 19.5 feet deep by 41.3 feet wide, which does not meet the requirements for usable open space. Prior to construction the rear yard was completely paved with impervious paving materials.

How does the above not comply? The former front yard plus the front porch that spanned the width of the building were useable open space pre-construction. In addition, the prior backyard space allowed for only 6 cars to park (2 fewer than the applicant plans to have) and the remainder of the back yard space was useable open space. To suggest there was "0" is not only incorrect but appears disingenuous and self-serving.

- *Building footprint dimensions for existing and new on sheet A-03*
 Existing floor plans and dimensions have been provided on Sheet A-04, and proposed floor plans and dimensions have been provided on Sheets A-07, A-08, and A-09.

- *Floor area dimensions broken down by level (basement through half story) illustrating how they were calculated*
 Existing floor area dimensions and FAR have been provided on Sheet A-04, and proposed floor area dimensions and FAR calculations have been provided on Sheet A- 07.

- *Building height dimensions on sheet A-06; dimensions should be consistent with those provided on the Open Space/Gross Floor Area Information worksheet.*
 Existing building heights have been provided on Sheets A-05 and A-06. The proposed building height has not been identified on Sheets A-10 and A-11.

It is curious and frustrating that the actual building height was not provided to the board as requested. Comparing the prior building to the current building: renderings of prior building start with 0 at grade level (as would be expected) and have the first floor starting at 2'10" above ground for a total height of 31'9".

Renderings of the new building document "0" at the level of the first floor which is elsewhere noted to be 3'10" above the ground. This in inconsistent at best and deliberately deceptive at worst. Bottom line: the height of the building appears to be greater than the 35' maximum allowed in an R2 district in addition to being a significant difference from the previous building, and given its proximity to the sidewalk, it is imposing.
Can ISD confirm the actual height rather than our relying on the developer to provide accurate numbers?
In addition, it appears the basement ceiling was actually raised by a foot – not sure but it sounds like a complicated process that may have required additional oversight from ISD?

- *Third story plans and elevations showing the upper story dimensions: include dimensions in square feet of which areas have a floor to ceiling height of greater than and less than 7' 0", include roof slope on elevation (note the required roof slope of a minimum of 2:12) and an illustration and calculation of compliance with the 1/2 story requirements*
 The upper story dimensions are provided on Sheet A-05, demonstrating that the half story is less than 50% of the second floor area. The roof slope dimensions provided on Sheet A-11 indicated that the proposed dormers meet the minimum 2:12 roof slope requirement described in the definition of a half story.

The applicant's diagram relative to the third floor (containing master bedroom & bath and storage), seems to indicate ceiling heights in violation of Massachusetts Building Code, specifically 1208.2 Minimum Ceiling Heights:

Occupiable spaces, *habitable spaces* and *corridors* shall have a ceiling height of not less than 7 feet 6 inches (2286 mm). Bathrooms, toilet rooms, kitchens, storage rooms and laundry rooms shall be permitted to have a ceiling height of not less than 7 feet (2134 mm).
Can these measurements be verified by ISD?
It would appear that these plans can't, as written, meet both Mass. Building Code AND the definition of "half-story." Here is another example that makes it appear and feel like the developer is not necessarily being upfront.

Relative to the slope, it should be noted that the diagram submitted by the Applicants for the 7/11/22 meeting indicated 1:12 slope. The diagram submitted for the current 7/25/22 meeting indicates 2:12 slope.
Have these structural changes actually been made on the building or just on paper? If there have been modifications, who verified their completion? Living across from the project we have seen no recent roof work being done.

- *Updated calculations for Floor Area Ratio using Section 5.3.22 of the Zoning Bylaw. Show equations for both existing and proposed.*
 Existing floor area dimensions and FAR have been provided on Sheet A-04, and proposed floor area dimensions and FAR calculations have been provided on Sheet A- 07.

Of note: The applicant's original dimension worksheet listed the 'existing' (old building) FAR at .67. We notice that on their updated worksheet they included the unfinished, non-habitable basement area in factoring FAR for the old /previous building, and imagine it

was included to detract from the significant increase in FAR in the current project which clocks in at .99, a third more than the original building.

- *Identify where short term and long term bicycle parking will be located; long term bicycle parking must be inside the structure. 1.5 long-term bicycle parking spaces are required per dwelling unit (6 total), and 0.10 short-term spaces are required per dwelling area (1 total).*
 The Applicant has proposed to locate short-term bicycle parking in the front yard setback; however, the details of the bicycle rack fixture have not been provided. A total eight long-term bicycle parking locations are proposed in the basement level of the building (two spaces per unit).

- *A site plan showing the location of screening per Section 6.1.11(D).*
 The Applicant has proposed to install a privacy fence around the rear perimeter of the site as shown on the updated site plan. Per Section 6.1.11(D), if a five to six foot high fence is installed, a five foot setback with appropriate plantings would be required adjacent to the side and rear yard parking areas. <u>The setback area has not been identified in the updated site plan.</u>

The absence of this is concerning and should be required as a condition of any approval.

- *On site plan or other diagram, identify location of curbing or perimeter landscaping on usable open space.*
 The Applicant has proposed to install a crushed stone buffer along the perimeter of the usable open space in the rear yard, and also proposes to plant shrubs along the perimeter of the open space. Dimensions of the buffer area and landscaping details (shrub species, etc.) have not been provided.

- *Consider modifying wood fencing in the front of the house to make the appearance less imposing from the street.*
 The Applicant has indicated they are considering a lower fence than what was originally proposed. Details of the modified fencing such as fencing height or materials have not been provided.

Without details it is difficult to comment fully on this. The fencing used on this developer's previous project in the neighborhood is out of character with the neighborhood that is completely fence free in the front portion of all other properties on the street. Fencing off the front yard gives the feel of closing off neighbors from one another. Our neighborhood does not want to become walled off in this way and we fear this sets a precident for future development in the neighborhood. As it is, the developer has compared the new build with their previous project at 13-15 Belknap, to show that it's similar. Of note: The prior project was done during the height of the COVID shut down, and likely did not get the oversight it needed in terms of following regulations, so it would be important not to use that project as a metric for this neighborhood.

Any front yard fence, hedge etc. should also consider Traffic Visibility per 5.3.12

B. Visibility for Driveways

"A fence, hedge, wall, sign or other structure or vegetation may be maintained on any lot provided that in the front yard area, no such structure or vegetation shall be over two and one-half feet in height above the adjacent ground within five feet of the front lot line unless it can be shown that the vegetation or structure will not restrict visibility in such a way as to hinder the safe entry of a vehicle from any driveway to the street."

As the current design would require all cars to be backing out across the sidewalk into the street, with a telephone pole directly on the edge of the driveway, it would be important to consider the safety for cars and pedestrians both relative to the impact of the front "fencing" and the back parking areas, and to potentially require some modification so that folks could maneuver in back in order to drive out forward.

- *Provide clarification of the setback with regard to the window wells per Section 5.3.9(B).* The updated site plan indicates that the front window wells are set back 21.3 feet from the property line.

 We assume the front property line is at the property side of the sidewalk, yes? Has ISD verified these measurements? They appear to be inaccurate and again, there appear to be inconsistencies in the applicant's documents.

 The newly presented dimensional worksheet lists the front yard as being 25.3 feet. They list the previous front yard as being 19.5 feet – and yet they actually expanded the foundation forward – so how can it be larger now from what it was previously?

Lastly, we wonder if there is consideration of surface water and storm water drainage. Might the parking areas be made permeable rather than paved?

The other thing that seems not to have been considered is snow removal. In a tightly compressed area there is little space for shoveled and plowed snow to go, often landing it in the street for the town to 'deal with.' With fencing in front owners will potentially find it more difficult to keep walkways clear in the winter.

Thank you again for your time.

From: "Eugene Benson" <EBenson@town.arlington.ma.us>
To: "Kelly Lynema" <KLynema@town.arlington.ma.us>
Cc: rzsembery@town.arlington.ma.us, "Kin Lau" <KLau@town.arlington.ma.us>, mtintocalis@town.arlington.ma.us, srevilak@town.arlington.ma.us
Date: Mon, 25 Jul 2022 13:10:00 -0400
Subject: docket 3704 - for tonight's hearing

Hi Kelly,

For 18-20 Belknap Street, would you please add to the record for tonight's hearing the property card for the property (attached) and the attached document with two map views of the parcel.

Also, I know this is last minute and you probably cannot get to this before the hearing this evening -- but if you can -- can you determine if the garage that was on the site was built before the FAR was established for the site or if it was a later addition?

Much thanks.

Best,

Gene

Eugene B. Benson
Member, Arlington Redevelopment Board

008.0	0002	0005.0	1 of 1	Residential	Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED: 1,143,500 / 1,143,500
					USE VALUE: 1,143,500 / 1,143,500
					ASSESSED: 1,143,500 / 1,143,500

PROPERTY LOCATION

No	Alt No	Direction/Street/City
18		BELKNAP ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	SPY POND DEVELOPMENT LLC
Owner 2:	
Owner 3:	
Street 1:	C/O MATTHEW URCIUOLI, MANAGER
Street 2:	2464 MASS AVE STE 440
Twn/City:	CAMBRIDGE
St/Prov:	MA Cntry: Own Occ: N
Postal:	02140 Type:

PREVIOUS OWNER

Owner 1:	CALIENDO ANTHONY R--ETAL -
Owner 2:	CALIENDO MARY JANE TRS -
Street 1:	1520 MASS AVE
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains .203 Sq. Ft. of land mainly classified as Apts. 4-8 with a Apts 4-8 Building built about 1910, having primarily Asbestos Exterior and 4209 Square Feet, with 7 Units, 6 Baths, 0 3/4 Bath, 0 HalfBath, 22 Rooms, and 11 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
111	8824.000	591,600	4,100	547,800	1,143,500
Total Card	0.203	591,600	4,100	547,800	1,143,500
Total Parcel	0.203	591,600	4,100	547,800	1,143,500

Source: Market Adj Cost | Total Value per SQ unit /Card: 271.66 | /Parcel: 271.66

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 7101
GIS Ref
GIS Ref
Insp Date 10/06/17

PREVIOUS ASSESSMENT

Parcel ID: 008.0-0002-0005.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	111	FV	591,600	4100	8,824.	547,800	1,143,500		Year end	12/23/2021
2021	111	FV	591,600	4100	8,824.	547,800	1,143,500		Year End Roll	12/10/2020
2020	111	FV	564,100	4100	8,824.	547,800	1,116,000	1,116,000	Year End Roll	12/18/2019
2019	111	FV	494,600	4100	8,824.	582,000	1,080,700	1,080,700	Year End Roll	1/3/2019
2018	111	FV	494,600	4100	8,824.	424,500	923,200	923,200	Year End Roll	12/20/2017
2017	111	FV	467,000	4100	8,824.	369,700	840,800	840,800	Year End Roll	1/3/2017
2016	111	FV	467,000	4100	8,824.	315,000	786,100	786,100	Year End	1/4/2016
2015	111	FV	425,600	4100	8,824.	308,100	737,800	737,800	Year End Roll	12/11/2014

!765!

PRINT

Date	Time
12/29/21	18:58:44

LAST REV

Date	Time
11/24/21	10:39:34
danam	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT. 765

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
CALIENDO ANTHON	78258-582	1	7/16/2021		2,000,000	No	No		
	11247-366		11/4/1966			No	No		N

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
9/27/2021	1533	Renovate	470,000	O				
8/2/2021	1138	Inter-De	20,100	C				
1/12/2016	36	Re-Roof	9,000					

ACTIVITY INFORMATION

Date	Result	By	Name
9/15/2021	SQ Mailed	JO	Jenny O
10/6/2017	MEAS&NOTICE	HS	Hanne S
4/7/2016	I & E Return	MM	Mary M
2/19/2009	Measured	345	PATRIOT
9/23/1999	Measured	263	PATRIOT
12/1/1991		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
111	Apts. 4-8		8824		Sq. Ft.	Site		0	80.	0.78	1									547,780						547,800	

USER DEFINED

Prior Id # 1:	7101
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

Total AC/HA:	0.20257	Total SF/SM:	8824	Parcel LUC:	111	Apts. 4-8	Prime NB Desc	ARLINGTON	Total:	547,780	Spl Credit		Total:	547,800

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	20 - Apts 4-8		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	7	Total:	7
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	5 - Asbestos		
Sec Wall:			%
Roof Struct:	2 - Hip		
Roof Cover:	1 - Asphalt Shgl		
Color:	GRAY		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1910	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet	10	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	5 - Steam		
# Heat Sys:	2		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	6	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	6	Rating:	Average
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	31	%

CALC SUMMARY

Basic $ / SQ:	140.00
Size Adj.:	0.92719114
Const Adj.:	0.94886959
Adj $ / SQ:	123.170
Other Features:	281500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	857426
Depreciation:	265802
Depreciated Total:	591624

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	4

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	22	BRs:	11	Baths:	6	HB	

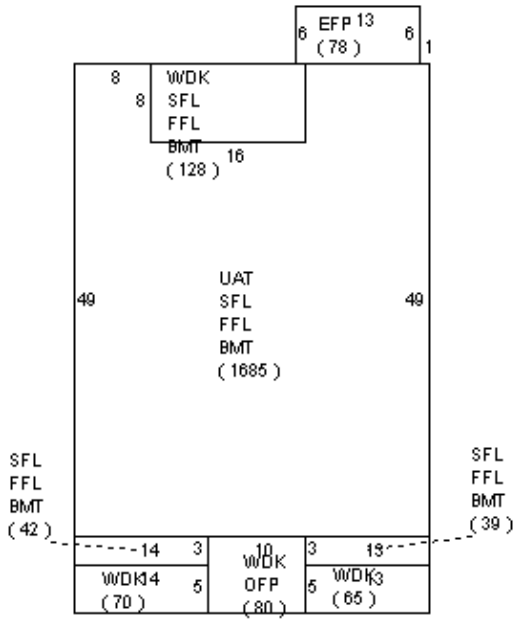
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
4	4	2	
3	2	1	
Totals			
7	22	11	

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,894	36.950	69,985
FFL	First Floor	1,894	123.170	233,283
SFL	Second Floor	1,894	123.170	233,283
UAT	Upper Attic	421	68.980	29,056
WDK	Deck	343	8.460	2,902
OFP	Open Porch	80	35.230	2,818
EFP	Enclos Porch	78	58.950	4,598
	Net Sketched Area:	6,604	Total:	575,925
Size Ad	3788	Gross Area	7868	FinArea 4209

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
UAT	100	FLA	100	F	0

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:		Before Depr:	123.17
Special Features:	0	Val/Su Net:	89.58
Final Total:	591600	Val/Su SzAd	156.18

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 008.0-0002-0005.0

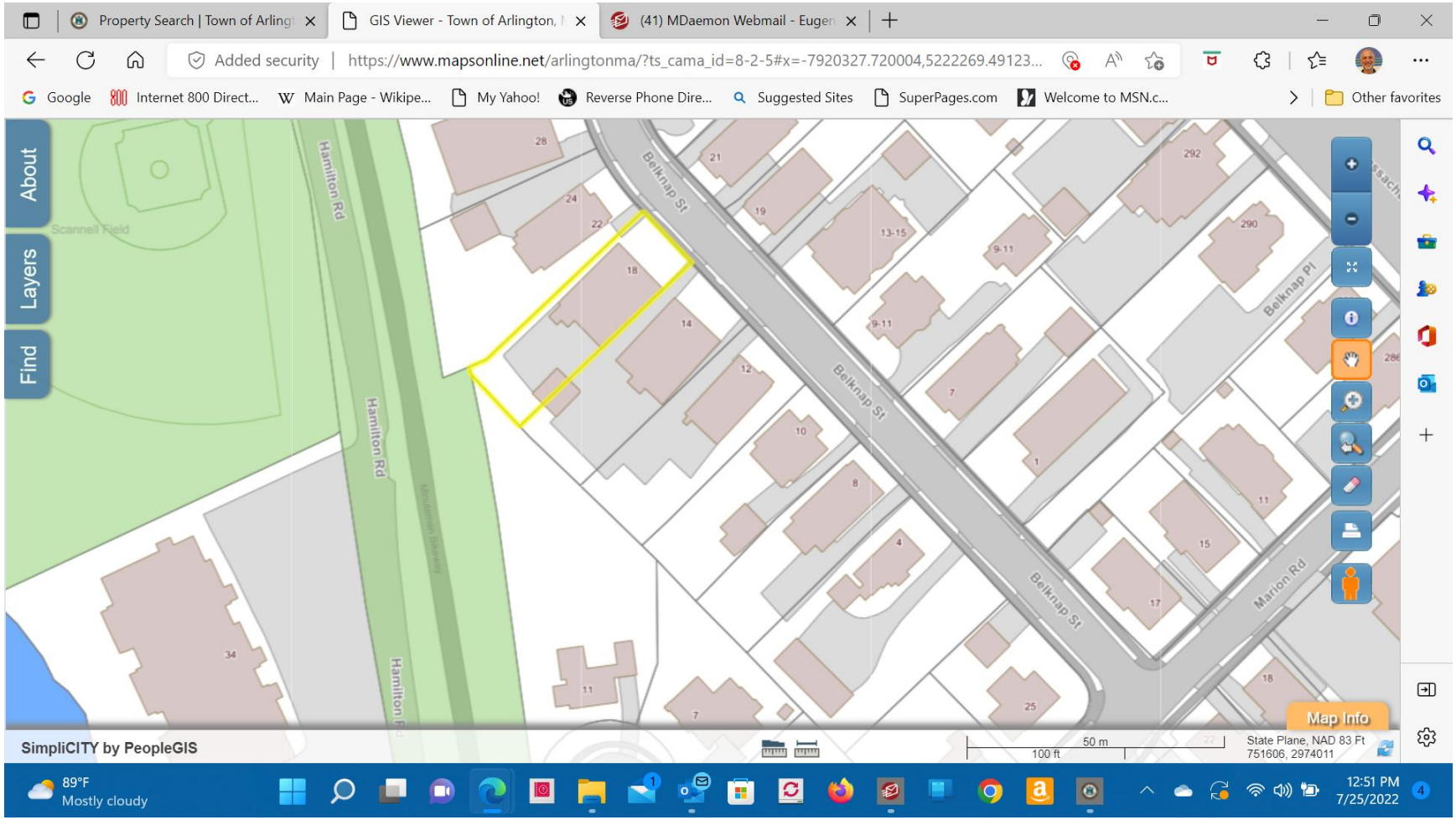
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	20X22	F	FR	1915	18.61	T	50	111			4,100			4,100

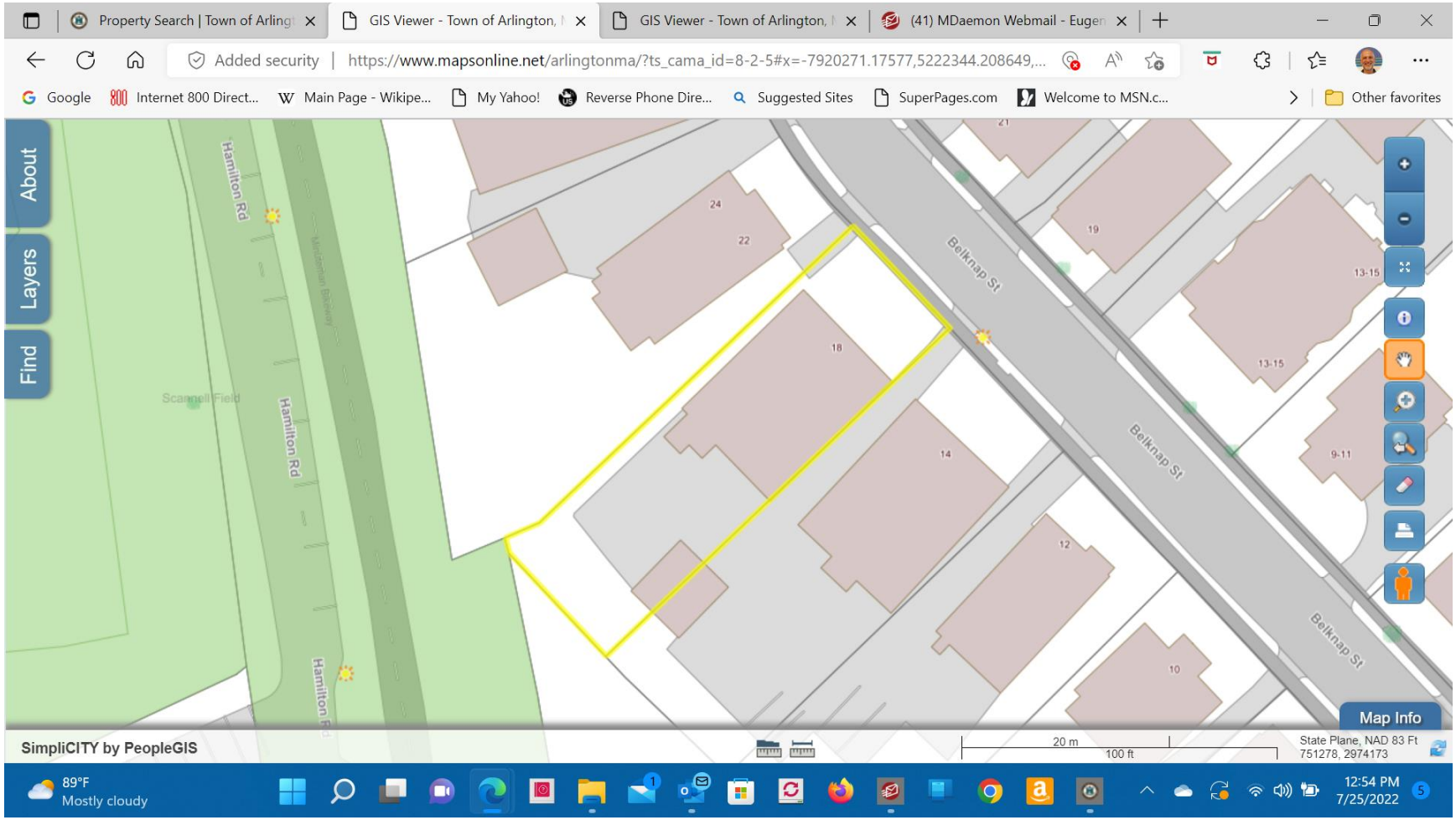
More:	N	Total Yard Items:	4,100	Total Special Featues:		Total:	4,100

IMAGE

AssessPro Patriot Properties, Inc




Property Search | Town of Arling
GIS Viewer - Town of Arlington,
(41) MDaemon Webmail - Eugen
Added security | https://www.mapsonline.net/arlingtonma/?ts_cama_id=8-2-5#x=-7920327.720004,5222269.49123...
Google
Internet 800 Direct...
Main Page - Wikipe...
My Yahoo!
Reverse Phone Dire...
Suggested Sites
SuperPages.com
Welcome to MSN.c...
Other favorites
About
Layers
Find
Hamilton Rd
Belknap St
Belknap Pl
Marion Rd
Scannell Field
Map Info
SimpliCITY by PeopleGIS
50 m
100 ft
State Plane, NAD 83 Ft
751606, 2974011
89°F
Mostly cloudy
12:51 PM
7/25/2022


Property Search | Town of Arlingt
GIS Viewer - Town of Arlington, M
GIS Viewer - Town of Arlington, M
(41) MDaemon Webmail - Eugen
Added security | https://www.mapsonline.net/arlingtonma/?ts_cama_id=8-2-5#x=-7920271.17577,5222344.208649,...
Google
Internet 800 Direct...
Main Page - Wikipe...
My Yahoo!
Reverse Phone Dire...
Suggested Sites
SuperPages.com
Welcome to MSN.c...
Other favorites
About
Layers
Find
Hamilton Rd
Scannell Field
Belknap St
24
22
21
19
18
14
13-15
12
10
9-11
Map Info
SimpliCITY by PeopleGIS
20 m
100 ft
State Plane, NAD 83 Ft
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Mostly cloudy
12:54 PM
7/25/2022